

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/10-12 Nash Street, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$495,000 & \$540,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Glen Iris

Period - From 01/08/2022 to 31/07/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/47 Carroll Cr GLEN IRIS 3146	\$535,000	03/06/2023
2	2/39 Paxton St MALVERN EAST 3145	\$530,000	14/03/2023
3	22/1501-1503 Malvern Rd GLEN IRIS 3146	\$520,000	27/05/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/08/2023 18:15

6/10-12 Nash Street, Glen Iris Vic 3146

shelter.
Real Estate

Zali Reynolds
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2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Peacefully positioned on the first floor of a boutique complex with secure entry, this immaculate apartment offers comfortable, low-maintenance living.

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

01/08/2022 - 31/07/2023: \$630,000

Comparable Properties



3/47 Carroll Cr GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Apartment



2/39 Paxton St MALVERN EAST 3145 (REI/VG) **Agent Comments**

2 1 1

Price: \$530,000

Method: Private Sale

Date: 14/03/2023

Property Type: Apartment



22/1501-1503 Malvern Rd GLEN IRIS 3146 (REI) **Agent Comments**

2 1 1

Price: \$520,000

Method: Private Sale

Date: 27/05/2023

Property Type: Unit

Account - Shelter Real Estate | P: 03 9889 3990



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