

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

11 Netherlee Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,900,000

House

X

Unit

Suburb Glen Iris

Period - From 01/01/2018

to

31/12/2018

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	54 Vincent St GLEN IRIS 3146	\$2,430,000	01/12/2018
2	196 Finch St GLEN IRIS 3146	\$2,301,000	01/09/2018
3	39 Winter St MALVERN 3144	\$2,100,000	21/01/2019

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.



3 2 2

Rooms:
Property Type: House/Land
Land Size: 717 sqm approx
Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,350,000
Median House Price
 Year ending December 2018: \$1,900,000

Comparable Properties



54 Vincent St GLEN IRIS 3146 (REI)

3 2 2

Price: \$2,430,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Nicer house, with pool, but smaller land



196 Finch St GLEN IRIS 3146 (REI)

3 3 3

Price: \$2,301,000
Method: Auction Sale
Date: 01/09/2018
Rooms: 6
Property Type: Block of Units
Land Size: 650 sqm approx

Agent Comments



39 Winter St MALVERN 3144 (REI)

3 1 -

Price: \$2,100,000
Method: Private Sale
Date: 21/01/2019
Rooms: -
Property Type: House
Land Size: 600 sqm approx

Agent Comments

Smaller land