

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

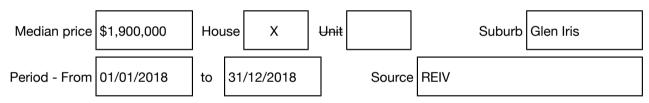
s |11 Netherlee Street, Glen Iris Vic 3146 d e

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



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.

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537

propertydata

Generated: 01/03/2019 14:20

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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 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 4 3 5 3 5 5 5 5 5 5 5 5 5 5 5 5 5	Agent Comments
39 Winter St MALVERN 3144 (REI) 3 1 2 - Price: \$2,100,000 Method: Private Sale Date: 21/01/2019 Rooms: - Property Type: House Land Size: 600 sqm approx	Agent Comments Smaller land

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537

propertydata

Generated: 01/03/2019 14:20

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

