

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

308/35-43 High Street, Glen Iris Vic 3146

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

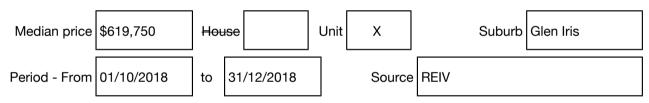
Address Including suburb and postcode

#### Indicative selling price

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

Range between	\$375,000	&	\$395,000	
nange between	ψ070,000	a	ψ030,000	

#### 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	202/253 Waverley Rd MALVERN EAST 3145	\$388,000	06/04/2019
2	G20/1011 Toorak Rd CAMBERWELL 3124		09/12/2018
3	203/1121 Toorak Rd CAMBERWELL 3124		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 9885 2444 | F: 03 9886 9555

propertydata

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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.

### NoelJones

#### Glen Iris





Rooms: Property Type: Agent Comments Christine Arazi 03 9885 2444 0409 231 653 christine.arazi@noeljones.com.au

Indicative Selling Price \$375,000 - \$395,000 Median Unit Price December quarter 2018: \$619,750

# **Comparable Properties**



202/253 Waverley Rd MALVERN EAST 3145 (REI)



Price: \$388,000 Method: Auction Sale Date: 06/04/2019 Rooms: 2 Property Type: Apartment



G20/1011 Toorak Rd CAMBERWELL 3124 (REI) Agent Comments



Price: Method: Private Sale Date: 09/12/2018 Rooms: 3 Property Type: Apartment



203/1121 Toorak Rd CAMBERWELL 3124 (REI) Agent Comments



Price: Method: Private Sale Date: 21/01/2019 Rooms: -Property Type: Apartment

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Agent Comments

