

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

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

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$375,000

&

\$395,000

Median sale price

Median price \$619,750

House

Unit

X

Suburb

Glen Iris

Period - From 01/10/2018

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	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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



202/253 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments



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