

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	184 Tooronga Road, Glen Iris
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath	\$*	Or range between	\$747,000	&	\$821,700
3 Bed, 2 Bath	\$*	Or range between	\$1,259,500	&	\$1,385,450
3 Bed, 2 Bath	\$*	Or range between	\$1,400,000	&	\$1,540,000
3 Bed, 2 Bath	\$*	Or range between	\$1,600,000	&	\$1,650,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$710,000	Suburb	Glen Iris
Period - From	4/12/17	To	3/12/18
Source	Property Data		

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	G01/1457 High Street, Glen Iris	\$845,000	8/8/18
	105/1457 High Street, Glen Iris	\$839,500	5/9/18
	204/1457 High Street, Glen Iris	\$845,000	1/6/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	301/1457 High Street, Glen Iris	\$1,289,500	12/5/18
	303/1538 High Street, Glen Iris	\$1,260,000	7/5/18
	302/1457 High Street, Glen Iris	\$1,345,000	26/5/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	1/50 Scott Grove, Glen Iris	\$1,485,000	28/4/18
	5/67 Elizabeth Street, Malvern	\$1,600,000	30/5/18
	G01/1538 High Street, Glen Iris	\$1,489,000	13/7/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

OR

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

This Statement of Information was prepared on:

3/12/18