

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	2/5 King Street, Glen Iris Vic 3146
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,100,000	&	\$1,200,000
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**Median sale price**

Median price	\$2,050,000	House	X	Unit		Suburb	Glen Iris
Period - From	01/10/2017	to	30/09/2018	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	3 King St GLEN IRIS 3146	\$1,270,000	30/10/2018
2	4/1441 High St GLEN IRIS 3146	\$1,200,000	25/09/2018
3	2/1500 Malvern Rd GLEN IRIS 3146	\$1,155,000	23/06/2018

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.

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 3  2.5  2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Land Size:** 168 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending September 2018: \$2,050,000

## Comparable Properties



**3 King St GLEN IRIS 3146 (REI)**

 3  2  2

**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 30/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 396 sqm approx

**Agent Comments**

Subdivided house lot. Partially renovated weatherboard. Close to train line.



**4/1441 High St GLEN IRIS 3146 (REI)**

 3  2  2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 25/09/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)

**Agent Comments**

Contemporary townhouse on main road.



**2/1500 Malvern Rd GLEN IRIS 3146 (REI/VG)**

 3  2  1

**Price:** \$1,155,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 174 sqm approx

**Agent Comments**

Older double storey townhouse on main road.