

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
1/239 Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$870,000 & \$910,000

Median sale price

Median price \$686,750 House Unit X Suburb Glen Iris

Period - From 01/01/2018 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	7/12 Kenilworth Gr GLEN IRIS 3146	\$1,250,000	31/08/2018
2	3/37 Edgar St GLEN IRIS 3146	\$1,190,000	01/12/2018
3	4/26 Ferncroft Av MALVERN EAST 3145	\$875,000	22/09/2018

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.



 3  1  2

Rooms: 7

Property Type: Unit

Agent Comments

3 spacious bedrooms with potential of the 4th bedroom and an ensuite to the main bedroom, super big lock up 2 car garage and 2 more care spaces. Spacious and private front garden for entertaining.

Indicative Selling Price

\$870,000 - \$910,000

Median Unit Price

Year ending December 2018: \$686,750

Comparable Properties



7/12 Kenilworth Gr GLEN IRIS 3146 (REI/VG)

 3  2  2

Agent Comments

Smaller land but double storey

Price: \$1,250,000

Method: Sold After Auction

Date: 31/08/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 148 sqm approx



3/37 Edgar St GLEN IRIS 3146 (REI/VG)

 3  1  2

Agent Comments

Same single level but bigger land size

Price: \$1,190,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: Unit



4/26 Ferncroft Av MALVERN EAST 3145 (REI/VG)

 3  1  2

Agent Comments

Dated internal

Price: \$875,000

Method: Auction Sale

Date: 22/09/2018

Rooms: 5

Property Type: Unit