

# 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

7 Barina Road, Glen Iris Vic 3146

### Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,850,000 Property Type House Suburb Glen Iris

Period - From 01/04/2019 to 30/06/2019 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 | 10 Dixon St GLEN IRIS 3146     | \$2,400,000 | 12/09/2019   |
| 2 | 10 Dillon Gr GLEN IRIS 3146    | \$2,230,000 | 08/08/2019   |
| 3 | 12 Saxby Rd GLEN IRIS 3146     | \$2,228,000 | 07/09/2019   |

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.~~

This Statement of Information was prepared on:

19/09/2019 16:09



5   3   2

**Property Type:** House  
**Land Size:** 685.15 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,200,000 - \$2,400,000  
**Median House Price**  
June quarter 2019: \$1,850,000

## Comparable Properties



10 Dixon St GLEN IRIS 3146 (REI)

Agent Comments

4   2   2

**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 12/09/2019  
**Property Type:** House (Res)



10 Dillon Gr GLEN IRIS 3146 (REI)

Agent Comments

4   3   2

**Price:** \$2,230,000  
**Method:** Sold Before Auction  
**Date:** 08/08/2019  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx



12 Saxby Rd GLEN IRIS 3146 (REI)

Agent Comments

4   2   2

**Price:** \$2,228,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Property Type:** House (Res)  
**Land Size:** 617 sqm approx