

## 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

103/18 Leopold Street 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

### 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 6 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

2/14 Elizabeth Street Malvern VIC 3144	\$745,000	04-Dec-19
305/770B Toorak Road Glen Iris VIC 3146	\$760,000	26-Oct-19
202/813 Toorak Road Hawthorn East VIC 3123	\$710,000	04-Oct-19

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 6 months.~~

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**2/14 Elizabeth Street Malvern VIC 3144**

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date **04-Dec-19**

 2
  2
  1

Distance **1.05km**



**305/770B Toorak Road Glen Iris VIC 3146**

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date **26-Oct-19**

 2
  2
  1

Distance **1.49km**



**202/813 Toorak Road Hawthorn East VIC 3123**

Sold Price

**\$710,000**

Sold Date **04-Oct-19**

 2
  2
  1

Distance **1.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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