

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 1559 High Street, Glen Iris VIC 3146

Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
Type A – 1 Bed, 1 Bath, 1 Car	\$*	Or range between	\$459,200	&	\$504,000
Type A – 1 Bed, 1 Bath, 1 Car	\$*	Or range between	\$523,000	&	\$558,000
Type B – 2 Bed, 1 Bath, 1 Car	\$*	Or range between	\$646,000	&	\$704,000
Type B – 2 Bed, 1 Bath, 1 Car	\$*	Or range between	\$712,000	&	\$782,000
Type C – 2 Bed, 2 Bath, 1 Car	\$*	Or range between	\$689,500	&	\$755,800
Type C – 2 Bed, 2 Bath, 1 Car	\$*	Or range between	\$665,000	&	\$724,000
Type C – 2 Bed, 2 Bath, 1 Car	\$*	Or range between	\$736,000	&	\$782,000
Type C – 2 Bed, 2 Bath, 1 Car	\$*	Or range between	\$860,000	&	875,000
Type D – 2 Bed, 2 Bath, 2 Car	\$1'062,000	Or range between	\$*	&	\$
Type E – 2 Bed, 2 Bath, 2T Car	\$*	Or range between	\$987,000	&	\$1'017,000
Type F – 3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$983,000	&	\$1,063,000
Type F – 3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$1,288,000	&	\$1,393,000
Type F – 3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$1,440,000	&	\$1,580,000
Type F – 3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$1,719,000	&	\$1,755,000
Type G – 3 Bed, 3 Bath, 2 Car	\$*	Or range between	\$2,188,000	&	\$2,540,000
Type H – 3 Bed, 2 Bath, 2 Car (Townhouse)	\$*	Or range between	\$2,675,000	&	\$2,686,000
Type I – 2 Bed, 2 Bath, 2 Car (Duplex)	\$1,686,000	Or range between	\$*	&	\$
Type J – 3 Bed, 2 Bath, 2 Car (Duplex)	\$	Or range between	\$1,598,000	&	\$1,709,000
Type K – 3 Bed, 3 Bath, 2 Car (Duplex)	\$1,895,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$650,000	Suburb	Glen Iris
Period - From	01/04/2019	To	31/03/2020
Source	REIV		

Comparable property sales

TYPE A	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.
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Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TYPE B	1. 8/95-97 Paxton St MALVERN EAST 3145 VIC	\$667,200	17/02/2020
	2. 2/8 Maitland St GLEN IRIS 3146 VIC	\$700,000	03/03/2020
	3. 4/88 Paxton St MALVERN EAST 3145 VIC	\$779,000	19/05/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TYPE C	1. 209/108 Glen Iris Rd GLEN IRIS 3146 VIC	\$692,500	29/02/2020
	2. 7/25 Belmont Av.N GLEN IRIS 3146 VIC	\$700,000	22/02/2020
	3. 7/1a Paxton St MALVERN EAST 3145 VIC	\$710,000	21/03/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TYPE D	1. 1/35 Kerferd St MALVERN EAST 3145 VIC	\$1,010,000	21/03/2020
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
TYPE E	1. 1/35 Kerferd St MALVERN EAST 3145 VIC	\$1,010,000	21/03/2020
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE F	1. 3/20 Van Ness Av GLEN IRIS 3146 VIC	\$1,395,000	10/06/2020
	2	\$	
	3	\$	

TYPE G	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.
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TYPE H	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.
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TYPE I	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.
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TYPE J	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.
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TYPE K	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.
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This Statement of Information was prepared on:

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