

# 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 223 IRIS, 1-18/ 223 Burke Road, Glen Iris

### Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
GROUP A - 1 Bed, 1 Bath, 1 Carpark	\$*660,000	Or range between	\$*		\$
GROUP B - 2 Bed, 1 Bath, 1 Carpark	\$*750,000	Or range between	\$*		\$
GROUP C - 2 Bed, 2 Bath, 2 Carpark	\$*	Or range between	\$*880,000		\$960,000
GROUP D - 2 Bed, 2 Bath, 1 Study, 1 Carpark	\$*825,000	Or range between	\$*		\$
GROUP E - 2 Bed, 2 Bath, 1 Study, 2 Carpark	\$*975,000	Or range between	\$*		\$
GROUP F - 3 Bed, 2 Bath, 2 Carpark	\$*1,280,000	Or range between	\$*		\$
GROUP G - 3 Bed, 2 Bath, 2 Carpark	\$*2,200,000	Or range between	\$*		\$
GROUP H - 3 Bed, 3 Bath, 2 Carpark	\$*2,050,000	Or range between	\$*		\$

### Suburb unit median sale price

Median price \$715,000

Suburb Glen Iris

Period - From 01/07/2021

To 30/06/2022

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.

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE B	1. 1/10 Coppin St MALVERN EAST 3145 VIC	\$765,000	07/02/2022
	2. 7/6 Park St MALVERN 3144 VIC	\$819,000	30/04/2022
	3. 1/17 Belmont Av GLEN IRIS 3146 VIC	\$755,000	10/06/2022

TYPE C	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 D	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 E	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 F	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	Address of comparable unit	Price	Date of sale
TYPE G	1. 2/71 Elizabeth St MALVERN 3144	\$2,010,000	19/03/2022
	2.		
	3.		

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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This Statement of Information was prepared on:

25/07/2022 14:04