Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

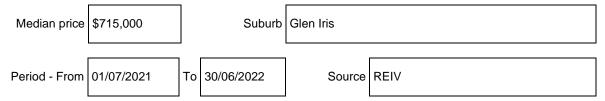
Unit offered for sale

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



Comparable property sales

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
	1. 2/71 Elizabeth St MALVERN 3144	\$2,010,000	19/03/2022
TYPE G	2.		
	3.		

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.

This Statement of Information was prepared on:

25/07/2022 14:04

