

## 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

10/1526 HIGH 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

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Sep 2022

to

31 Aug 2023

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

8/1431 HIGH STREET GLEN IRIS VIC 3146	\$400,000	12-May-23
203/1483 MALVERN ROAD GLEN IRIS VIC 3146	\$400,000	03-May-23
401/770A TOORAK ROAD GLEN IRIS VIC 3146	\$420,000	18-Aug-23

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.~~

This Statement of Information was prepared on: 08 September 2023



**8/1431 HIGH STREET GLEN IRIS VIC 3146** Sold Price **\$400,000** Sold Date **12-May-23**

 1  1  1

Distance **0.14km**



**203/1483 MALVERN ROAD GLEN IRIS VIC 3146** Sold Price Sold Date **03-May-23**

 1  1  1

Distance **0.8km**



**401/770A TOORAK ROAD GLEN IRIS VIC 3146** Sold Price <sup>RS</sup> **\$420,000** <sup>UN</sup> Sold Date **18-Aug-23**

 1  1  1

Distance **1.44km**

RS = Recent sale UN = Undisclosed Sale

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