

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 19/4 Wills Street, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$399,000

Median sale price

Median price \$627,500 House Unit X Suburb Glen Iris

Period - From 01/04/2019 to 30/06/2019 Source REIV

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 six 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
1	3/12-14 Illowa St MALVERN EAST 3145	\$429,000	29/04/2019
2	1/5 Warner St MALVERN 3144	\$418,000	21/06/2019
3	810/770b Toorak Rd GLEN IRIS 3146	\$415,000	14/04/2019

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 six months.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
June quarter 2019: \$627,500

Comparable Properties



3/12-14 Illowa St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$429,000
Method: Private Sale
Date: 29/04/2019
Rooms: -
Property Type: Apartment



1/5 Warner St MALVERN 3144 (REI)

Agent Comments



Price: \$418,000
Method: Sold Before Auction
Date: 21/06/2019
Rooms: -
Property Type: Apartment



810/770b Toorak Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 14/04/2019
Rooms: -
Property Type: Apartment