

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

2/12 Station Avenue Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Oct 2019

to

30 Sep 2020

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

3/32 Summerhill Road Glen Iris VIC 3146	\$733,500	26-Apr-20
2/34 Hunter Road Camberwell VIC 3124	\$743,500	23-Apr-20
867 Riversdale Road Camberwell VIC 3124	\$800,000	04-Jul-20

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: 02 October 2020



3/32 Summerhill Road Glen Iris VIC 3146 Sold Price **\$733,500** Sold Date **26-Apr-20**

2 1 1

Distance **0.21km**



2/34 Hunter Road Camberwell VIC 3124 Sold Price **\$743,500** Sold Date **23-Apr-20**

2 1 1

Distance **1.56km**



867 Riversdale Road Camberwell VIC 3124 Sold Price **\$800,000** Sold Date **04-Jul-20**

2 1 1

Distance **2.02km**

RS = Recent sale **UN** = Undisclosed Sale

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