

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

4/90 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$665,000

Property Type Unit

Suburb Glen Iris

Period - From 01/01/2024

to 31/03/2024

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	3/14-16 Nash St GLEN IRIS 3146	\$630,000	03/02/2024
2	1/10-12 Nash St GLEN IRIS 3146	\$620,000	14/11/2023
3	10/2-4 Baker St MALVERN EAST 3145	\$575,000	22/02/2024

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.~~

This Statement of Information was prepared on:

19/04/2024 14:28

4/90 High Street, Glen Iris Vic 3146



Steve Burke

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

March quarter 2024: \$665,000



2 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



3/14-16 Nash St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 03/02/2024

Property Type: Unit



1/10-12 Nash St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 14/11/2023

Property Type: Apartment



10/2-4 Baker St MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888



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