

## 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



**Rooms:** 4

**Property Type:** Unit

[Agent Comments](#)

## Comparable Properties



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

[Agent Comments](#)



**Price:** \$630,000

**Method:** Private Sale

**Date:** 03/02/2024

**Property Type:** Unit



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

[Agent Comments](#)



**Price:** \$620,000

**Method:** Private Sale

**Date:** 14/11/2023

**Property Type:** Apartment



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

[Agent Comments](#)



**Price:** \$575,000

**Method:** Private Sale

**Date:** 22/02/2024

**Property Type:** Apartment

**Account** - Belle Property Glen Iris | P: 03 98181888