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	6/10-12 Nash Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $540,000

Median sale price

Median price $637,500 Property Type Unit Suburb Glen Iris

Period - From 07/09/2022 to 06/09/2023 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	3/47 Carroll Cr GLEN IRIS 3146	$535,000	03/06/2023
2	2/39 Paxton St MALVERN EAST 3145	$530,000	14/03/2023
3	22/1501-1503 Malvern Rd GLEN IRIS 3146	$520,000	27/05/2023

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: 07/09/2023 18:13

6/10-12 Nash Street, Glen Iris Vic 3146

shelter.
Real Estate
Will Anderson
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2 1 1

Rooms: 4
Property Type:
Divorce/Estate/Family Transfers

Indicative Selling Price
$540,000
Median Unit Price
07/09/2022 - 06/09/2023: $637,500

Agent Comments

Peacefully positioned on the first floor of a boutique complex with secure entry, this immaculate apartment offers comfortable, low-maintenance living.

Comparable Properties



3/47 Carroll Cr GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $535,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Apartment

Agent Comments



2/39 Paxton St MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $530,000
Method: Private Sale
Date: 14/03/2023
Property Type: Apartment

Agent Comments



22/1501-1503 Malvern Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $520,000
Method: Private Sale
Date: 27/05/2023
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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