

#### 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	1/1 Gatis Street, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000
	1		

#### Median sale price

Median price	\$2,008,000	Hou	ise X	Unit		Suburb	Glen Iris
Period - From	01/01/2017	to	31/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	2/37 Munro Av ASHBURTON 3147	\$1,370,000	26/10/2017
2	1a Rosemary Gr GLEN IRIS 3146	\$1,333,000	16/09/2017
3	1 Wirraway Ct ASHBURTON 3147	\$1,212,000	02/12/2017

#### OR

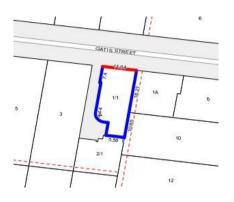
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Property Type: Townhouse

(Single)

**Agent Comments** 

**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** Year ending December 2017: \$2,008,000

## Comparable Properties



2/37 Munro Av ASHBURTON 3147 (REI)





Price: \$1,370,000

Method: Sold Before Auction

Date: 26/10/2017 Rooms: 6

Property Type: Townhouse (Res) Land Size: 226 sqm approx

**Agent Comments** 



1a Rosemary Gr GLEN IRIS 3146 (REI)





Price: \$1,333,000 Method: Auction Sale Date: 16/09/2017

Rooms: 5

Property Type: Townhouse (Res) Land Size: 344 sqm approx

Agent Comments



1 Wirraway Ct ASHBURTON 3147 (REI)



Price: \$1,212,000 Method: Auction Sale Date: 02/12/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897





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