



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

1A Staughton Road, GLEN IRIS, 3146

Indicative selling price

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

Single Price

or range between

\$1,850,000

&

\$2,035,000

Median sale price

Median price

\$1,942,500

Property type

House

Suburb

GLEN IRIS, 3146

Period from

04/06/2017

to

20/09/2017

Source

core logic

Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

584 Camberwell Road, CAMBERWELL, 3124 Victoria

\$2,300,000

08/05/2017

21 Radnor Street, CAMBERWELL, 3124 Victoria

\$2,110,000

08/04/2017

114 Great Valley Road, GLEN IRIS, 3146 Victoria

\$1,867,966

05/06/2017