

Rooms: 6
Property Type: Townhouse
(Single)
Agent Comments

Comparable Properties

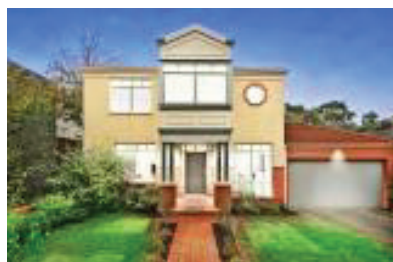


3/10 York Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,510,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 6
Property Type: Townhouse (Res)



1/25 Gardiner Pde GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,501,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 5
Property Type: Townhouse (Res)



2/859 Toorak Rd HAWTHORN EAST 3123 (REI) **Agent Comments**



Price: \$1,465,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: Townhouse (Res)

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 22 Cusdin Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$779,500 House Unit X Suburb Glen Iris

Period - From 01/04/2017 to 30/06/2017 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.

	Address of comparable property	Price	Date of sale
1	3/10 York Rd GLEN IRIS 3146	\$1,510,000	24/06/2017
2	1/25 Gardiner Pde GLEN IRIS 3146	\$1,501,000	27/05/2017
3	2/859 Toorak Rd HAWTHORN EAST 3123	\$1,465,000	03/06/2017

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.