



Rooms:
Property Type: Retail - Mixed Use
 (Unspecified)
Land Size: 627 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,850,000
Median House Price
 June quarter 2017: \$2,082,500

Comparable Properties



10 Morell St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Sold Before Auction
Date: 25/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 732 sqm approx



43 Pascoe St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,780,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 622 sqm approx

10 Beatrice St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,740,000
Method: Private Sale
Date: 14/06/2017
Rooms: -
Property Type: House (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

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10 Morell St GLEN IRIS 3146	\$1,800,000	25/03/2017
43 Pascoe St GLEN IRIS 3146	\$1,780,000	04/03/2017
10 Beatrice St GLEN IRIS 3146	\$1,740,000	14/06/2017