



STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED IN THE MELBOURNE METROPOLITAN AREA
SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address: 1/12 Van Ness Avenue, Glen Iris

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Single Price: \$1,690,000

Median Sale Price

Median price: \$1,900,000 House Suburb: Glen Iris
Period from: 1 Jan 2017 - 31 Mar 2017 – Source: REIV

Comparable property sales

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 consider to be most comparable to the property for sale.



3/24 Dickens Street Glen Iris
VIC 3146
Sold Price: \$1,625,000
Sold Date: 01 Apr 2017
Land: 240 sqm



1/6 Judd Street Camberwell
VIC 3124
Sold Price: \$1,625,000
Sold Date: 25 Feb 2017
Land: 283 sqm



3/107 Wattle Valley Road
Camberwell VIC 3124
Sold Price: \$1,650,000
Sold Date: 03 Dec 2016
Land: 305 sqm