

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

13/41 Carroll Crescent, Glen Iris Vic 3146

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$708,000

House

Unit

X

Suburb

Glen Iris

Period - From 01/01/2018

to 31/03/2018

Source REIV

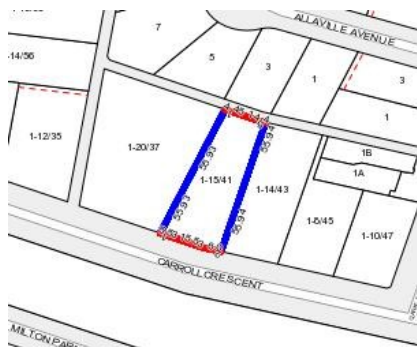
Comparable property sales (*Delete A or B below as applicable)

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	3/14 Osborne Av GLEN IRIS 3146	\$308,000	15/03/2018
2	8/77 Edgar St GLEN IRIS 3146	\$295,000	30/01/2018
3	12/14 Osborne Av GLEN IRIS 3146	\$270,000	30/04/2018

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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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$299,000
Median Unit Price
 March quarter 2018: \$708,000

Comparable Properties



3/14 Osborne Av GLEN IRIS 3146 (REI)

[Agent Comments](#)

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Price: \$308,000
Method: Sold After Auction
Date: 15/03/2018
Rooms: 2
Property Type: Apartment



8/77 Edgar St GLEN IRIS 3146 (VG)

[Agent Comments](#)

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Price: \$295,000
Method: Sale
Date: 30/01/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



12/14 Osborne Av GLEN IRIS 3146 (REI)

[Agent Comments](#)

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Price: \$270,000
Method: Private Sale
Date: 30/04/2018
Rooms: -
Property Type: Apartment