Statement of Information Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Unit offered for sale

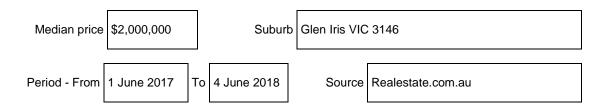
Address 23 – 25 Ferndale Road, Glen Iris VIC 3146

Indicative selling price

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



Suburb unit median sale price



Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bedroom	1: 1/10 Albion Road, Glen Iris, VIC 3146	\$2,500,000	01/08/2017
	2: 187 Wattle Valley Rd, Camberwell VIC 3124	\$2,500,000	18/10/2017
	32A Straughan St, Glen Iris VIC 3146	\$2,700,000	28/05/2018