

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

Unit type or class		Lower price		Higher price
3 Bedroom	between	\$2,545,000	&	\$2,645,000

Suburb unit median sale price

Median price	\$2,000,000	Suburb	Glen Iris VIC 3146
Period - From	1 June 2017	To	4 June 2018
		Source	Realestate.com.au

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