

# 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

17/249 Burke Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$725,000

### Median sale price

Median price \$762,500

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2020

to 31/03/2021

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	2/8 Osborne Av GLEN IRIS 3146	\$730,000	17/04/2021
2	9/887 Toorak Rd CAMBERWELL 3124	\$730,000	29/03/2021
3	4/95 Paxton St MALVERN EAST 3145	\$720,000	17/04/2021

**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.~~

This Statement of Information was prepared on:

03/05/2021 09:03



2   2   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$725,000

**Median Unit Price**

Year ending March 2021: \$762,500

## Comparable Properties



**2/8 Osborne Av GLEN IRIS 3146 (REI)**

**Agent Comments**

2   1   1

**Price:** \$730,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Apartment



**9/887 Toorak Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

2   1   1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 29/03/2021

**Property Type:** Unit



**4/95 Paxton St MALVERN EAST 3145 (REI)**

**Agent Comments**

2   1   1

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Apartment