

## 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 14 Netherlee Street, 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)

Range between \$1,700,000 & \$1,870,000

#### Median sale price

Median price \$2,008,000 House X Unit Suburb Glen Iris

Period - From 01/01/2017 to 31/12/2017 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	24 Clarence St MALVERN EAST 3145	\$1,851,000	16/11/2017
2	25 Beech St MALVERN EAST 3145	\$1,785,000	25/11/2017
3	1 Clarence St MALVERN EAST 3145	\$1,712,000	04/11/2017

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.



3 3 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 358 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,870,000  
**Median House Price**  
Year ending December 2017: \$2,008,000

## Comparable Properties



**24 Clarence St MALVERN EAST 3145 (REI)** [Agent Comments](#)

2 1 2

**Price:** \$1,851,000  
**Method:** Sold Before Auction  
**Date:** 16/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 460 sqm approx



**25 Beech St MALVERN EAST 3145 (REI)** [Agent Comments](#)

3 1 2

**Price:** \$1,785,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** 4  
**Property Type:** House (Res)



**1 Clarence St MALVERN EAST 3145 (REI/VG)** [Agent Comments](#)

3 1 2

**Price:** \$1,712,000  
**Method:** Private Sale  
**Date:** 04/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx