

## 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

1/39 Aintree 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)

Range between

\$530,000

&

\$550,000

#### Median sale price

Median price

\$619,750

House

Unit

X

Suburb

Glen Iris

Period - From

01/10/2018

to

31/12/2018

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	4/23 Aintree Rd GLEN IRIS 3146	\$550,000	23/02/2019
2	3/2 Belmont Av GLEN IRIS 3146	\$550,000	18/01/2019
3	8/35 Scott Gr GLEN IRIS 3146	\$538,000	01/12/2018

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.



2 1 1

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$550,000  
**Median Unit Price**  
December quarter 2018: \$619,750

## Comparable Properties



4/23 Aintree Rd GLEN IRIS 3146 (REI)

[Agent Comments](#)

2 1 1

**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** -  
**Property Type:** Apartment



3/2 Belmont Av GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

2 1 1

**Price:** \$550,000  
**Method:** Sold Before Auction  
**Date:** 18/01/2019  
**Rooms:** -  
**Property Type:** Apartment



8/35 Scott Gr GLEN IRIS 3146 (REI)

[Agent Comments](#)

2 1 1

**Price:** \$538,000  
**Method:** Auction Sale  
**Date:** 01/12/2018  
**Rooms:** -  
**Property Type:** Apartment