

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

10/10 Nash Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$560,000

&

\$616,000

Median sale price

Median price \$648,500

Property Type Unit

Suburb Glen Iris

Period - From 05/05/2021

to

04/05/2022

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	6/1431 High St GLEN IRIS 3146	\$600,000	11/04/2022
2	1/4 Osborne Av GLEN IRIS 3146	\$600,000	09/12/2021
3	5/3 Osborne Av GLEN IRIS 3146	\$586,000	26/03/2022

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:

05/05/2022 09:10

10/10 Nash Street, Glen Iris Vic 3146

shelter.
Real Estate

Will Anderson

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000 - \$616,000

Median Unit Price

05/05/2021 - 04/05/2022: \$648,500

Comparable Properties



6/1431 High St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 11/04/2022

Property Type: Unit



1/4 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 09/12/2021

Property Type: Apartment



5/3 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$586,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Apartment

Account - Shelter Real Estate | P: 03 9889 3990



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