

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran
Gilbert**

castrangilbert.com.au

Property offered for sale

Address

1 / 4 WILLS STREET, GLEN IRIS VIC 3146

Indicative selling price

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

Single Price:

\$370,000

Median sale price

Median price

\$396,000

Property type

Apartment

Suburb

GLEN IRIS VIC 3146

Period - From

30/03/2020

to

30/03/2021

Source

www.realestate.com.au

Comparable property sales

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. 114/14 Elizabeth Street, Malvern Vic 3144	\$380,000	28/01/2021
2. 1/63 Edgar Street North, Glen Iris Vic 3146	\$382,000	27/02/2021
3. 202/1387 Malvern Road, Malvern Vic 3144	\$395,000	26/02/2021

This Statement of Information was prepared on:

21/04/2021