

J A CAIN

STATEMENT OF INFORMATION 2/43 SOMERSET ROAD

SINGLE RESIDENTIAL PROPERTY LOCATED IN THE MELBOURNE
METROPOLITAN AREA
SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

GLEN IRIS 3146



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Indicative selling price

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

Range Between: \$1,300,000 & \$1,400,000

Median Sale Price

Median price: \$2,074,250 House Suburb: Glen Iris

Period from: 1 Apr 2018 - 30 Jun 2018 – Source: REIV

Comparable property sales

These are three properties sold within two kilometres of the property for sale in the past six months that the estate agent or agents representative consider to be most comparable to the property for sale.



2A Audrey Crescent
Glen Iris VIC 3146
Sold Price: \$1,300,000
Sold Date: 2 Sep 2018



24A Bourne Road
Glen Iris VIC 3146
Sold Price: \$1,346,000
Sold Date: 16 Jun 2018



1/9 Gilbert Parade
Camberwell VIC 3124
Sold Price: \$1,455,000
Sold Date: 19 May 2018