

Paul Polychroniadis 03 8849 8088 0414 233 234 paulpolychroniadis@jelliscraig.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF o							f the Estate	Agen	ts Act 1980
Property offer	ed for s	sale								
Address 2/1 Including suburb and postcode		2/10 Albio	on Roa	d, Glen Iris	Vic 314	16				
Indicative sell	ing pric	е								
For the meaning	of this p	orice see c	onsum	er.vic.gov.	au/unde	erquoting				
Range between \$2,5		0,000		&	\$2,	\$2,750,000				
Median sale p	rice									
Median price	\$2,082,	500 I	House	Х	Unit			Suburb	Glen	Iris
Period - From 01/04/2017		017 t	o 30/06/2017			Source	REI	V		
Comparable p	roperty	sales (*	Delete	A or B b	elow a	s applica	ble)			
months		estate ag					•	operty for sale o be most cor		
Address of comparable property							Price	D	ate of sale	
1										
2										
3										
OR										

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.

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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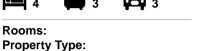
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> **Indicative Selling Price** \$2,500,000 - \$2,750,000

Median House Price June guarter 2017: \$2,082,500



Agent Comments

Sophisticated, state-of-the-art brand new luxury home providing executive lifestyle with 4 bedrooms, 3 bathrooms, private swimming pool and basement 3 car garage. With llift access to all levels.

Comparable Properties



1/10 Albion Rd GLEN IRIS 3146 (REI)

Price: \$2,500,000 Method: Private Sale Date: 01/08/2017

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

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