

STATEMENT OF INFORMATION

Address of Property: 1/42 Wills Street, Glen Iris VIC 3146

Indicative Selling Price

The owner has set the following indicative selling price for this property, based on the agent's estimated market value.

Range: \$880,000 – \$920,000

Comparable Sales

Address	Sale Date	Sale Price	Description of Property
G02/42 Wills Street, Glen Iris	2025	\$920,000	Comparable apartment within the same complex
103/281 Tooronga Road, Glen Iris	2025	\$735,000	2-bedroom apartment, similar age and accommod
604/770C Toorak Road, Glen Iris	2025	\$695,000	Modern 2-bedroom apartment in Glen Iris

Agent Details

Agent Name: Jarrod Fary

Agency: Fary and Co

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Important Information

This Statement of Information is an estimate only and does not constitute a valuation. The price range reflects the agent's estimated selling price at the time of preparation. Prepared in accordance with Section 47AF of the Estate Agents Act 1980 (Vic) and the Estate Agents (Professional Conduct) Regulations 2018.