

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

61 Brandon Street, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$2,090,000

Median sale price

Median price

\$2,510,000

Property Type

House

Suburb

Glen Iris

Period - From

01/10/2021

to

30/09/2022

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	5 Morell St GLEN IRIS 3146	\$2,110,000	09/06/2022
2	16 Watson St GLEN IRIS 3146	\$2,087,000	18/06/2022
3	6 Darling Av CAMBERWELL 3124	\$2,025,000	30/07/2022

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:

26/11/2022 15:26

61 Brandon Street, Glen Iris Vic 3146



Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$2,090,000

Median House Price

Year ending September 2022: \$2,510,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties



5 Morell St GLEN IRIS 3146 (REI)

Agent Comments

3 1 1

Price: \$2,110,000

Method: Private Sale

Date: 09/06/2022

Property Type: House

Land Size: 775 sqm approx



16 Watson St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$2,087,000

Method: Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 594 sqm approx



6 Darling Av CAMBERWELL 3124 (REI)

Agent Comments

3 2 3

Price: \$2,025,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 594 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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