

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

11 Muswell Hill, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Glen Iris

Period - From 06/11/2019

to

05/11/2020

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	42 Montana St GLEN IRIS 3146	\$1,881,000	27/10/2020
2	18 Iris Rd GLEN IRIS 3146	\$1,850,000	07/05/2020
3	13 Nerissa St GLEN IRIS 3146	\$1,827,500	03/08/2020

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:

06/11/2020 16:26

Jay Price
9818 1888
0478 106 669
jprice@hockingstuart.com.au

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

06/11/2019 - 05/11/2020: \$2,100,000



Rooms: 7

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Comparable Properties



42 Montana St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,881,000

Method: Auction Sale

Date: 27/10/2020

Property Type: House (Res)

Land Size: 650 sqm approx



18 Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,850,000

Method: Private Sale

Date: 07/05/2020

Property Type: House

Land Size: 696 sqm approx



13 Nerissa St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,827,500

Method: Sold Before Auction

Date: 03/08/2020

Rooms: 7

Property Type: House