



 4  2  2

Rooms: 8

Property Type: House

Land Size: 736.865 sqm

Agent Comments

Charming family home offering excellent living spaces together with generous bedroom accommodation on a large family allotment with a stunning North facing rear garden

Comparable Properties



22 Kyarra Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  2  3

Price: \$1,857,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: House



11 Warida Av MALVERN EAST 3145 (REI)

Agent Comments

 4  2  3

Price: \$1,850,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 7

Property Type: House (Res)

Land Size: 792 sqm



17 Dent St GLEN IRIS 3146 (REI)

Agent Comments

 4  1  2

Price: \$1,820,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 865 sqm

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

121 High Street, Glen Iris Vic 3146

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,900,000

House

X

Suburb

Glen Iris

Period - From 01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
22 Kyarra Rd GLEN IRIS 3146	\$1,857,000	25/02/2017
11 Warida Av MALVERN EAST 3145	\$1,850,000	25/02/2017
17 Dent St GLEN IRIS 3146	\$1,820,000	25/03/2017