

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

23 Nepean Street, Glen Iris Vic 3146

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,705,000

House

X

Unit

Suburb Glen Iris

Period - From 01/10/2018

to

31/12/2018

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	13 Turner St GLEN IRIS 3146	\$1,815,000	31/01/2019
2	83 Glen Iris Rd GLEN IRIS 3146	\$1,795,000	18/08/2018
3	74 Summerhill Rd GLEN IRIS 3146	\$1,770,000	10/11/2018

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.



3
 1
 3

Rooms:

Property Type:

Land Size: 646.7 (approx) sqm
approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

December quarter 2018: \$1,705,000

Boasting a coveted location near shops, quality schools and transport, this charming Californian bungalow (Circa 1920s) showcases high ceilings, sash windows, original fireplaces and ornate fretwork. Set on 646sqm (approx.) with a private, north-facing yard, 'Erskine' features a versatile design with potential for you to add your own touches. The property comes complete with a studio/storage shed, single garage and additional off-street parking.

Comparable Properties



13 Turner St GLEN IRIS 3146 (REI)

Agent Comments

3
 1
 2

Price: \$1,815,000

Method: Private Sale

Date: 31/01/2019

Rooms: 4

Property Type: House (Res)

Land Size: 658 sqm approx



83 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,795,000

Method: Auction Sale

Date: 18/08/2018

Rooms: 6

Property Type: House (Res)

Land Size: 768 sqm approx



74 Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,770,000

Method: Private Sale

Date: 10/11/2018

Rooms: -

Property Type: House

Land Size: 843 sqm approx