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	

Indicative selling price

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

Range between	\$3,200,000	&	\$3,500,000
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Median sale price

Median price	\$2,370,000	Pro	perty Type	House		Suburb	Glen Iris
Period - From	01/10/2023	to	30/09/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	21 Hope St GLEN IRIS 3146	\$2,925,000	26/10/2024
2	18 Hazeldine Rd GLEN IRIS 3146	\$2,900,000	26/08/2024
3	23 Johnston St ASHBURTON 3147	\$2,851,000	03/08/2024

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:	15/11/2024 11:23













Property Type:

Divorce/Estate/Family Transfers **Land Size:** 715 sqm approx

Agent Comments

Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price

Year ending September 2024: \$2,370,000

Comparable Properties



21 Hope St GLEN IRIS 3146 (REI)

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Price: \$2,925,000 **Method:** Auction Sale **Date:** 26/10/2024

Property Type: House (Res)

Agent Comments



18 Hazeldine Rd GLEN IRIS 3146 (REI)

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Agent Comments

Price: \$2,900,000 **Method:** Private Sale **Date:** 26/08/2024

Property Type: House (Res) **Land Size:** 699 sqm approx



23 Johnston St ASHBURTON 3147 (REI/VG)

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Price: \$2,851,000 Method: Auction Sale Date: 03/08/2024

Property Type: House (Res) **Land Size:** 703 sqm approx

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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