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	8 Allison Avenue, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,750,000
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Median sale price

Median price	\$2,125,000	Pro	perty Type	House		Suburb	Glen Iris
Period - From	01/10/2019	to	31/12/2019		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	3 Taylor St ASHBURTON 3147	\$1,840,000	16/11/2019
2	12 Dixon St GLEN IRIS 3146	\$1,782,000	30/11/2019
3	2 Fuller Av GLEN IRIS 3146	\$1,730,000	30/11/2019

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:	25/02/2020 09:11





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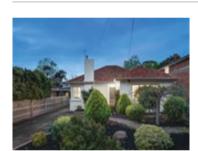
Indicative Selling Price \$1,600,000 - \$1,750,000 **Median House Price** December quarter 2019: \$2,125,000





Property Type: House (Res) Land Size: 648 sqm approx **Agent Comments**

Comparable Properties



3 Taylor St ASHBURTON 3147 (REI)





Price: \$1,840,000 Method: Auction Sale Date: 16/11/2019

Property Type: House (Res) Land Size: 697 sqm approx

Agent Comments

12 Dixon St GLEN IRIS 3146 (REI)

-3





Price: \$1,782,000 Method: Auction Sale

Date: 30/11/2019 Property Type: House (Res) Land Size: 639 sqm approx

Agent Comments



2 Fuller Av GLEN IRIS 3146 (REI/VG)





Price: \$1,730,000 Method: Auction Sale Date: 30/11/2019

Property Type: House (Res) Land Size: 617 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



