

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	8 Allison Avenue, Glen Iris Vic 3146
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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	Property Type	House	Suburb	Glen Iris
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Period - From	01/10/2019	to	31/12/2019	Source	REIV
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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	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

8 Allison Avenue, Glen Iris Vic 3146



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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

December quarter 2019: \$2,125,000



4 2 2

Property Type: House (Res)

Land Size: 648 sqm approx

Agent Comments

Comparable Properties



3 Taylor St ASHBURTON 3147 (REI)

Agent Comments

4 2 2

Price: \$1,840,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 697 sqm approx

12 Dixon St GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$1,782,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 639 sqm approx



2 Fuller Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,730,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 617 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.