

# 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 5/1458 High Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,145,000

### Median sale price

Median price \$2,425,000 Property Type House Suburb Glen Iris

Period - From 01/07/2023 to 30/06/2024 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.

	Address of comparable property	Price	Date of sale
1	2d Wilks Av MALVERN 3144	\$2,025,000	06/07/2024
2	12 Boyanda Rd GLEN IRIS 3146	\$1,820,000	06/06/2024
3	4/11-13 Sorrett Av MALVERN 3144	\$2,400,000	14/03/2024

**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: 01/08/2024 14:15

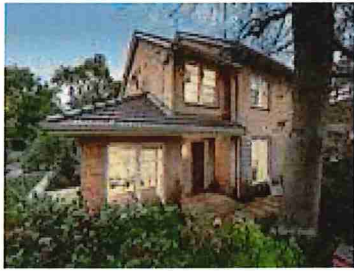


3 3 2

**Rooms:** 5  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000 - \$2,145,000  
**Median House Price**  
Year ending June 2024: \$2,425,000

## Comparable Properties



2d Wilks Av MALVERN 3144 (REI)

**Agent Comments**

3 2 3

**Price:** \$2,025,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** Townhouse (Res)

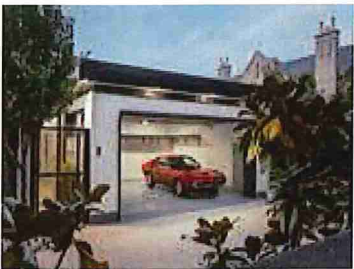


12 Boyanda Rd GLEN IRIS 3146 (REI)

**Agent Comments**

3 2 2

**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 06/06/2024  
**Property Type:** Townhouse (Res)



4/11-13 Sorrett Av MALVERN 3144 (REI)

**Agent Comments**

3 2 2

**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** Townhouse (Res)

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