Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	5/1458 High Street, Glen Iris Vic 3146
Including suburb and	J
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,950,000	&	\$2,145,000
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Median sale price

Median price	\$2,425,000	Pro	pperty Type Hou	ise	8	Suburb	Glen Iris
Period - From	01/07/2023	to	30/06/2024	Sou	urceF	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	Address of comparable property		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

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









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)

Price: \$2,025,000 Method: Auction Sale Date: 06/07/2024

Property Type: Townhouse (Res)

Agent Comments



12 Boyanda Rd GLEN IRIS 3146 (REI)

3

Price: \$1,820,000 Method: Private Sale Date: 06/06/2024

Property Type: Townhouse (Res)

Agent Comments



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

9 3

Price: \$2,400,000 Method: Private Sale Date: 14/03/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153





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