## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 57 Vincent Street, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$2,500,000		8		\$2,750,000			
Median sale p	rice							
Median price	\$2,425,000	Pro	operty Type	Hou	ise		Suburb	Glen Iris
Period - From	01/07/2023	to	30/06/2024		So	urce	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 sixmonths 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	29 Horace St MALVERN 3144	\$2,790,000	27/04/2024
2	6 Erica Av GLEN IRIS 3146	\$2,647,000	01/06/2024
3			

OR

**B**<sup>\*</sup> 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:

22/07/2024 10:44









**Property Type:** House (Res) **Land Size:** 641 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price Year ending June 2024: \$2,425,000

# **Comparable Properties**

29 Horace St MALVERN 3144 (REI) 2 2 2 1 Price: \$2,790,000 Method: Auction Sale Date: 27/04/2024 Property Type: House (Res) Land Size: 577 sqm approx	Agent Comments	
6 Erica Av GLEN IRIS 3146 (REI) 4 2 2 2 Price: \$2,647,000 Method: Auction Sale Date: 01/06/2024 Property Type: House (Res)	Agent Comments	

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.

#### Account - RT Edgar | P: 03 9826 1000



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