

# 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

57 Vincent 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 \$2,500,000 & \$2,750,000

### 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	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\* 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



 4   
  2   
  3

**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)**

Agent Comments

 3   
  2   
  1

**Price:** \$2,790,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)

**Land Size:** 577 sqm approx



**6 Erica Av GLEN IRIS 3146 (REI)**

Agent Comments

 4   
  2   
  2

**Price:** \$2,647,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)

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