

# 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

6 Howitt 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 \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$2,313,000

Property Type House

Suburb Glen Iris

Period - From 01/10/2020

to

30/09/2021

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	24 King St GLEN IRIS 3146	\$2,200,000	07/10/2021
2	387 Burke Rd GLEN IRIS 3146	\$2,115,000	26/06/2021
3	1654 Malvern Rd GLEN IRIS 3146	\$2,000,000	22/04/2021

**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:

15/10/2021 11:42

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**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

Year ending September 2021: \$2,313,000



 4  1  1

**Property Type:** House

**Land Size:** 664m2 approx sqm approx

Agent Comments

## Comparable Properties



**24 King St GLEN IRIS 3146 (REI)**

Agent Comments

 5  3  2

**Price:** \$2,200,000

**Method:** Sold Before Auction

**Date:** 07/10/2021

**Property Type:** House (Res)

**Land Size:** 612 sqm approx



**387 Burke Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

 4  2  4

**Price:** \$2,115,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** House (Res)

**Land Size:** 627 sqm approx



**1654 Malvern Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

 4  1  2

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

**Method:** Private Sale

**Date:** 22/04/2021

**Property Type:** House

**Land Size:** 1004 sqm approx

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199