

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

18 Hazeldine Road, Glen Iris, VIC 3146

Indicative selling price

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

Single price

or range between

\$2,900,000

&

\$3,100,000

Median sale price

Median price

\$2,460,000

Property type

House

Suburb

GLEN IRIS

Period - From

22/07/2023

to

21/07/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property |                                       | Price       | Date of sale |
|--------------------------------|---------------------------------------|-------------|--------------|
| 1                              | 20 Iris Road Glen Iris Vic 3146       | \$2,830,000 | 2024-05-29   |
| 2                              | 18 Britten Street Glen Iris Vic 3146  | \$3,168,000 | 2024-05-22   |
| 3                              | 64 Florizel Street Glen Iris Vic 3146 | \$2,768,000 | 2024-06-18   |

This Statement of Information was prepared on:

22/07/2024