

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

40 Vincent Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,050,000

&

\$3,350,000

Median sale price

Median price \$2,430,000

Property Type House

Suburb Glen Iris

Period - From 01/07/2021

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	6 Britten St GLEN IRIS 3146	\$3,350,000	24/05/2021
2	5 Albion Rd GLEN IRIS 3146	\$3,175,000	07/08/2021
3	49 Vincent St GLEN IRIS 3146	\$3,120,000	30/09/2021

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:

23/11/2021 15:15

40 Vincent Street, Glen Iris Vic 3146



 4  2  2

Property Type: House
Land Size: 635 sqm approx
Agent Comments

Indicative Selling Price
\$3,050,000 - \$3,350,000
Median House Price
September quarter 2021: \$2,430,000

Comparable Properties



6 Britten St GLEN IRIS 3146 (VG)

Agent Comments

 4  -  -

Price: \$3,350,000
Method: Sale
Date: 24/05/2021
Property Type: House (Res)
Land Size: 858 sqm approx



5 Albion Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,175,000
Method: Auction Sale
Date: 07/08/2021
Property Type: House (Res)
Land Size: 787 sqm approx



49 Vincent St GLEN IRIS 3146 (REI/VG)

Agent Comments

 4  2  1

Price: \$3,120,000
Method: Sold Before Auction
Date: 30/09/2021
Property Type: House (Res)
Land Size: 641 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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