

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

26 Clyde Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,075,000

Property Type House

Suburb Glen Iris

Period - From 01/07/2019

to 30/09/2019

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	12 Saxby Rd GLEN IRIS 3146	\$2,228,000	07/09/2019
2	31a Erica Av GLEN IRIS 3146	\$2,227,000	27/07/2019
3	4 Greendale Rd GLEN IRIS 3146	\$2,100,000	10/09/2019

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:

31/10/2019 13:06



 4  2  1

Rooms: 7

Property Type: House

Land Size: 524 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

September quarter 2019: \$2,075,000

Comparable Properties



12 Saxby Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,228,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 617 sqm approx



31a Erica Av GLEN IRIS 3146 (REI)

Agent Comments

 4  3  2

Price: \$2,227,000

Method: Auction Sale

Date: 27/07/2019

Property Type: House (Res)



4 Greendale Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,100,000

Method: Sold Before Auction

Date: 10/09/2019

Property Type: House (Res)