Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 37 Hilltop Avenue, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,400,000		&		\$3,600,000			
Median sale p	rice							
Median price	\$2,560,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	26 Ash Gr MALVERN EAST 3145	\$3,665,000	26/03/2022
2	12 Mills St GLEN IRIS 3146	\$3,665,000	10/03/2022
3	429 Wattletree Rd MALVERN EAST 3145	\$3,400,000	22/01/2022

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.

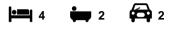
This Statement of Information was prepared on:

12/05/2022 16:29



WHIJEFOX





Property Type: House Land Size: 754 sqm approx Agent Comments

Marty Fox 9645 9699 0438 808 859 marty@whitefoxrealestate.com.au

Indicative Selling Price \$3,400,000 - \$3,600,000 **Median House Price** Year ending March 2022: \$2,560,000

Comparable Properties



26 Ash Gr MALVERN EAST 3145 (REI)



Price: \$3,665,000 Method: Auction Sale Date: 26/03/2022 Property Type: House (Res) Agent Comments



12 Mills St GLEN IRIS 3146 (REI)



Price: \$3,665,000 Method: Sold Before Auction Agent Comments



Date: 10/03/2022 Property Type: House (Res) Land Size: 605 sqm approx

429 Wattletree Rd MALVERN EAST 3145 (VG) Agent Comments



Price: \$3,400,000 Method: Sale Date: 22/01/2022 Property Type: House (Res) Land Size: 1012 sqm approx

Account - Whitefox Real Estate | P: 96459699



propertydata

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