

# 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

37 Hilltop Avenue, 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 \$3,400,000

&

\$3,600,000

### Median sale price

Median price \$2,560,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2021

to 31/03/2022

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	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



4 2 2

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

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**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)**

**Agent Comments**

4 3 2

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



**12 Mills St GLEN IRIS 3146 (REI)**

**Agent Comments**

5 2 2

**Price:** \$3,665,000  
**Method:** Sold Before Auction  
**Date:** 10/03/2022  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx



**429 Wattletree Rd MALVERN EAST 3145 (VG)**

**Agent Comments**

3 - -

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