

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

15/41 CARROLL CRESCENT GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

29/1501-1503 MALVERN ROAD GLEN IRIS VIC 3146	\$309,000	17-Aug-23
8/38 EDGAR STREET GLEN IRIS VIC 3146	\$345,000	18-Dec-23
4/17 GLENVIEW AVENUE MALVERN VIC 3144	\$345,000	18-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 07 February 2024

**29/1501-1503 MALVERN ROAD
GLEN IRIS VIC 3146**

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Sold Price **\$309,000** Sold Date **17-Aug-23**Distance **0.34km****8/38 EDGAR STREET GLEN IRIS
VIC 3146**

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Sold Price ^{RS} **\$345,000** ^{UN} Sold Date **18-Dec-23**Distance **0.41km****4/17 GLENVIEW AVENUE
MALVERN VIC 3144**

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Sold Price **\$345,000** Sold Date **18-Aug-23**Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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