

# 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

18 Creswick Street, 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 \$3,800,000

&

\$4,180,000

### Median sale price

Median price \$2,620,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2021

to 30/06/2021

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		
2		
3		

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:

28/08/2021 18:40

18 Creswick Street, Glen Iris Vic 3146



 3  1  1

**Property Type:** House (Res)  
**Land Size:** 1114 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,800,000 - \$4,180,000  
**Median House Price**  
June quarter 2021: \$2,620,000

The agent believes that due to the potential nature of a multi unit development, that recent sales data may not be applicable as a guide to the final sale price.

## Comparable Properties

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.

**Account** - Avion Properties | P: 03 9317 6500



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