## 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

23 Allison 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	\$2,200,000		&		\$2,350,000			
Median sale p	rice							
Median price	\$2,560,000	Pro	operty Type House		se		Suburb	Glen Iris
Period - From	01/04/2021	to	31/03/2022		So	ource	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	9 Harris Av GLEN IRIS 3146	\$2,370,000	06/04/2022
2	17 Watson St GLEN IRIS 3146	\$2,345,000	14/05/2022
3	8 Rowen St GLEN IRIS 3146	\$2,303,000	04/06/2022

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:

07/07/2022 18:30



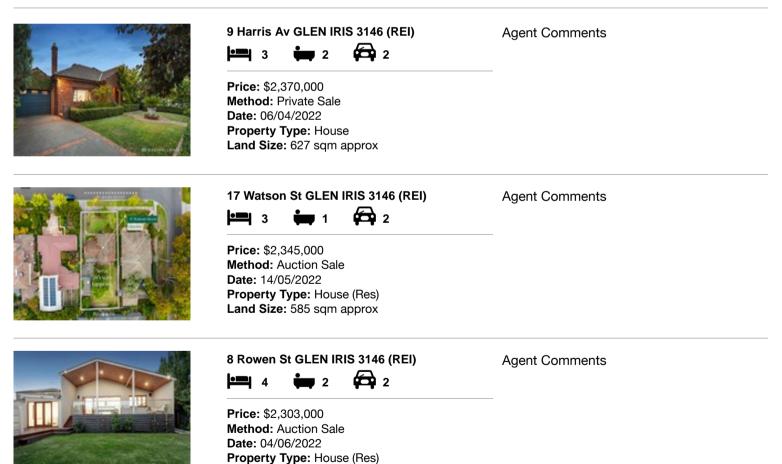






Rooms: 8 Property Type: House (Res) Land Size: 628.792 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,350,000 Median House Price Year ending March 2022: \$2,560,000

# **Comparable Properties**



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propertydata

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Land Size: 622 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.