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



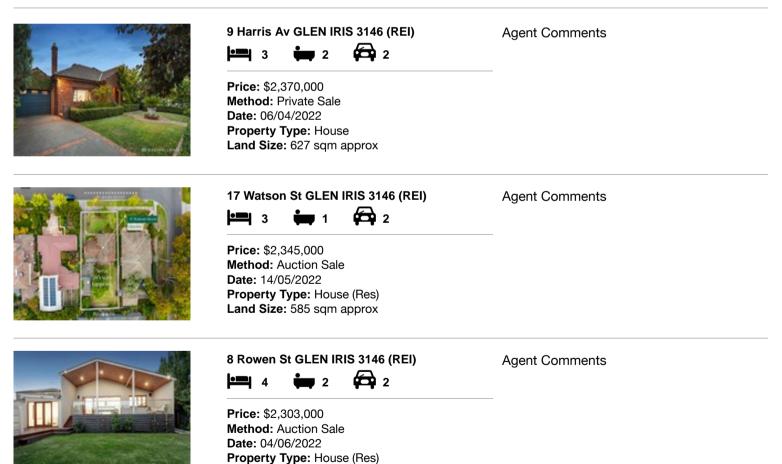






Rooms: 8 Property Type: House (Res) Land Size: 628.792 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,350,000 Median House Price Year ending March 2022: \$2,560,000

Comparable Properties



Account - Jellis Craig | P: 03 9194 1200



propertydata

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Land Size: 622 sqm approx

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