

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000

&

\$2,350,000

### 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	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



3 2 0

**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



**9 Harris Av GLEN IRIS 3146 (REI)**

Agent Comments

3 2 2

**Price:** \$2,370,000

**Method:** Private Sale

**Date:** 06/04/2022

**Property Type:** House

**Land Size:** 627 sqm approx



**17 Watson St GLEN IRIS 3146 (REI)**

Agent Comments

3 1 2

**Price:** \$2,345,000

**Method:** Auction Sale

**Date:** 14/05/2022

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**8 Rowen St GLEN IRIS 3146 (REI)**

Agent Comments

4 2 2

**Price:** \$2,303,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** House (Res)

**Land Size:** 622 sqm approx