

# 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

25 Denman 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 \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$2,050,000

Property Type House

Suburb Glen Iris

Period - From 01/10/2019

to 30/09/2020

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	6 Cusdin St GLEN IRIS 3146	\$2,130,000	06/11/2020
2	9 Grandview Av GLEN IRIS 3146	\$1,916,000	07/11/2020
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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:

26/11/2020 18:11



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 696 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 Year ending September 2020: \$2,050,000

## Comparable Properties



**6 Cusdin St GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$2,130,000  
**Method:** Private Sale  
**Date:** 06/11/2020  
**Property Type:** House  
**Land Size:** 667 sqm approx



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

Agent Comments



**Price:** \$1,916,000  
**Method:** Auction Sale  
**Date:** 07/11/2020  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx

A slightly larger land size; however, position is not as prominent.

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. Though there are sales of a similar land size in the surrounding area over the previous 6 months, there has been no sale with plans for two townhouses sold in the market, other potential comparable sales are not considered a development. 'Similar' properties in the surrounding area have sold for between \$1,900,000 - \$2,400,000 approx., subject to their individual specifications.