

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

3 Chamberlain Street, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$2,100,000

Median sale price

Median price

\$2,437,500

Property Type

House

Suburb

Glen Iris

Period - From

01/04/2023

to

30/06/2023

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	7 Oliver St ASHBURTON 3147	\$2,150,000	11/07/2023
2	1 Karnak Rd ASHBURTON 3147	\$2,145,000	25/07/2023
3	17 Oliver St ASHBURTON 3147	\$2,010,000	26/08/2023

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:

04/09/2023 12:57



Property Type:

Agent Comments

Comparable Properties



7 Oliver St ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,150,000

Method: Sold Before Auction

Date: 11/07/2023

Property Type: House (Res)

Land Size: 634 sqm approx



1 Karnak Rd ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,145,000

Method: Sold Before Auction

Date: 25/07/2023

Property Type: House (Res)

Land Size: 730 sqm approx



17 Oliver St ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,010,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 635 sqm approx