

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

G17/25 TRENT STREET GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

G13/25 TRENT STREET GLEN IRIS VIC 3146	\$500,000	26-Oct-24
204/12 HIGH STREET GLEN IRIS VIC 3146	\$518,000	08-Nov-24
23/3 BICKLEIGH STREET GLEN IRIS VIC 3146	\$550,000	23-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 31 January 2025



**G13/25 TRENT STREET GLEN IRIS
VIC 3146**

Sold Price

\$500,000

Sold Date

26-Oct-24

 1  1  1

Distance

0km



**204/12 HIGH STREET GLEN IRIS
VIC 3146**

Sold Price

\$518,000

Sold Date

08-Nov-24

 2  1  1

Distance

1.85km



**23/3 BICKLEIGH STREET GLEN IRIS
VIC 3146**

Sold Price

^{RS} **\$550,000**

Sold Date

23-Jan-25

 2  1  1

Distance

2.27km

RS = Recent sale

UN = Undisclosed Sale

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