

## 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

5 Mons Street 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,700,000

&

\$2,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,112,500

Property type

House

Suburb

Glen Iris

Period-from

01 Feb 2020

to

31 Jan 2021

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

6 Martin Road Glen Iris VIC 3146	\$2,725,000	23-Nov-20
6 Saxby Road Glen Iris VIC 3146	\$2,750,000	04-Dec-20
49 Peate Avenue Glen Iris VIC 3146	\$2,760,000	24-Dec-20

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: 22 February 2021



**6 Martin Road Glen Iris VIC 3146**

Sold Price

**\$2,725,000**

Sold Date **23-Nov-20**

3 2 3

Distance **1.91km**



**6 Saxby Road Glen Iris VIC 3146**

Sold Price <sup>RS</sup> **\$2,750,000** <sup>UN</sup>

Sold Date **04-Dec-20**

4 4 2

Distance **0.16km**



**49 Peate Avenue Glen Iris VIC 3146**

Sold Price <sup>RS</sup> **\$2,760,000** <sup>UN</sup>

Sold Date **24-Dec-20**

3 1 4

Distance **1.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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