

# 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 20 Iris Road, Glen Iris Victoria 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price \$3,050,000

### Median sale price

Median price \$2,390,000

Property type House

Suburb REIV

Period - From 01/01/2024

to

31/03/2024

Source REIV

### Comparable property sales

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
18 BRITTEN STREET, GLEN IRIS	\$3,168,000	25/05/2024
8 WISEMAN STREET, HAWTHORN EAST	\$3,100,000	15/05/2024
8 ORANGE GROVE, CAMBERWELL	\$3,110,000	04/05/2024

This Statement of Information was prepared on: 27 May 2024