

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

3/24 ALBION ROAD 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$808,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/23 NETHERLEE STREET GLEN IRIS VIC 3146	\$685,000	26-Nov-22
1/1417 HIGH STREET GLEN IRIS VIC 3146	\$645,000	19-Dec-22
2/1541-1543 MALVERN ROAD GLEN IRIS VIC 3146	\$670,000	27-Sep-22

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: 18 March 2023

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**2/23 NETHERLEE STREET GLEN
IRIS VIC 3146**

Sold Price **\$685,000** Sold Date **26-Nov-22**

2 1 1

Distance **1.36km**



**1/1417 HIGH STREET GLEN IRIS VIC
3146**

Sold Price **\$645,000** Sold Date **19-Dec-22**

2 1 1

Distance **1.87km**



**2/1541-1543 MALVERN ROAD GLEN
IRIS VIC 3146**

Sold Price **\$670,000** Sold Date **27-Sep-22**

2 1 1

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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