

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

3/5 KING 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,300,000

Property type

House

Suburb

Glen Iris

Period-from

01 Feb 2024

to

31 Jan 2025

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

4/1441 HIGH STREET GLEN IRIS VIC 3146	\$1,385,000	01-Nov-24
2/21 OSBORNE AVENUE GLEN IRIS VIC 3146	\$1,300,000	31-Aug-24

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: 28 February 2025



4/1441 HIGH STREET GLEN IRIS VIC 3146 Sold Price **\$1,385,000** Sold Date **01-Nov-24**

3 2 2

Distance **0.65km**



2/21 OSBORNE AVENUE GLEN IRIS VIC 3146 Sold Price **\$1,300,000** Sold Date **31-Aug-24**

3 2 2

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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