

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

18 Renwick Street, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,550,000

Property Type House

Suburb Glen Iris

Period - From 01/10/2021

to 31/12/2021

Source REIV

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 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
1	6 Macdonald St GLEN IRIS 3146	\$2,450,000	11/12/2021
2	2 Amelia St CAMBERWELL 3124	\$2,330,000	04/12/2021
3	6 Howitt St GLEN IRIS 3146	\$2,237,500	30/10/2021

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 six months.~~

This Statement of Information was prepared on:

28/02/2022 19:18



4 2 2

Rooms: Study
Property Type: House
Land Size: 634.87 sqm approx
Agent Comments
Swimming Pool

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
December quarter 2021: \$2,550,000

Comparable Properties



6 Macdonald St GLEN IRIS 3146 (REI)

4 2 2

Agent Comments

Land 635m2

Price: \$2,450,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)



2 Amelia St CAMBERWELL 3124 (REI/VG)

3 2 2

Agent Comments

Price: \$2,330,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 712 sqm approx



6 Howitt St GLEN IRIS 3146 (REI/VG)

4 1 1

Agent Comments

Price: \$2,237,500
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 664 sqm approx