

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

16/24-26 Brixton Rise, Glen Iris Vic 3146

Indicative selling price

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

Range between \$290,000

&

\$315,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Glen Iris

Period - From 23/05/2022

to

22/05/2023

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	2/13 Glenvale Rd GLEN IRIS 3146	\$310,000	20/04/2023
2	8/12 Belmont Av GLEN IRIS 3146	\$302,500	04/05/2023
3	4/24-26 Brixton Rise GLEN IRIS 3146	\$255,000	23/02/2023

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:

23/05/2023 17:52



Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$290,000 - \$315,000

Median Unit Price

23/05/2022 - 22/05/2023: \$700,000

Comparable Properties



2/13 Glenvale Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 20/04/2023
Property Type: Unit



8/12 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments



Price: \$302,500
Method: Private Sale
Date: 04/05/2023
Property Type: Apartment



4/24-26 Brixton Rise GLEN IRIS 3146 (REI)

Agent Comments



Price: \$255,000
Method: Private Sale
Date: 23/02/2023
Property Type: Unit