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	19 Nerissa Street Glen Iris VIC 3146						
Indicative selling price							
For the meaning of this price	e see consumer.vid	c.gov.au	ı/underquot	ng (*E	Delete single p	rice or range	as applicable)
Single Price			or range between		\$1,850,000	&	\$1,950,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$2,322,500	Property type			House	Suburb	Glen Iris
Period-from	01 Feb 2021	to	o 31 Jan 2022		Source		Corelogic
Comparable property s A* These are the three estate agent or agen Address of comparable pr	properties sold with	hin two l	kilometres o	· · o f the β	oroperty for sa	property for s	
39 Nerissa Street Glen Iris VIC 3146					\$	2,080,000	04-Dec-21

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: 02 February 2022





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39 Nerissa Street Glen Iris VIC 3146 Sold Price \$\frac{RS}{2},080,000 \text{UN}\$ Sold Date \$\text{O4-Dec-21}\$

Distance

0.17km

□ 3 ₾ 1 ⇔ 2

RS = Recent sale UN = Undisclosed Sale

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