

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 White Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,250,000

&

\$2,475,000

Median sale price

Median price \$2,420,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2024

to

30/06/2024

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 Lysterville Av MALVERN 3144	\$2,280,000	20/06/2024
2	306 Wattletree Rd MALVERN EAST 3145	\$2,400,000	20/06/2024
3	71 Kerferd St MALVERN EAST 3145	\$2,400,000	16/03/2024

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:

16/08/2024 14:57



 3
  2
  2

Property Type: House
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
 \$2,250,000 - \$2,475,000
Median House Price
 June quarter 2024: \$2,420,000

Comparable Properties



2 Lysterville Av MALVERN 3144 (REI)

Agent Comments

 3
  2
  2

Price: \$2,280,000
Method: Private Sale
Date: 20/06/2024
Property Type: House (Res)
Land Size: 548 sqm approx



306 Wattletree Rd MALVERN EAST 3145 (REI)

Agent Comments

 3
  2
  2

Price: \$2,400,000
Method: Private Sale
Date: 20/06/2024
Property Type: House
Land Size: 549 sqm approx



71 Kerferd St MALVERN EAST 3145 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$2,400,000
Method: Private Sale
Date: 16/03/2024
Property Type: House
Land Size: 535 sqm approx

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504