

# 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

5 Sinclair Avenue, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$4,250,000

### 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 | 9 Sunhill Rd GLEN IRIS 3146    | \$4,030,000 | 24/03/2022   |
| 2 | 11 Hillside Pde GLEN IRIS 3146 | \$4,010,000 | 26/02/2022   |
| 3 |                                |             |              |

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:

28/03/2022 11:58

5 Sinclair Avenue, Glen Iris Vic 3146

shelter.  
*Real Estate*

Zali Reynolds

03 9889 3990

0422 576 049

zali@shelterrealestate.com.au

**Indicative Selling Price**

\$4,250,000

**Median House Price**

December quarter 2021: \$2,550,000



4 5 2

**Property Type:** House

**Land Size:** 627 sqm approx

Agent Comments

## Comparable Properties



**9 Sunhill Rd GLEN IRIS 3146 (REI)**

Agent Comments

4 3 6

**Price:** \$4,030,000

**Method:** Auction Sale

**Date:** 24/03/2022

**Property Type:** House (Res)



**11 Hillside Pde GLEN IRIS 3146 (REI)**

Agent Comments

5 4 2

**Price:** \$4,010,000

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** House (Res)

**Land Size:** 730 sqm approx

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.

**Account** - Shelter Real Estate | P: 03 9889 3990



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.