

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

3 Brandon Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,053,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2019

to 31/03/2020

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	37 Doonkuna Av CAMBERWELL 3124	\$2,300,000	01/04/2020
2	10 Bridges St GLEN IRIS 3146	\$2,290,000	06/06/2020
3	4 Sherwood St GLEN IRIS 3146	\$2,100,000	22/02/2020

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:

19/06/2020 09:19



Property Type: House
Land Size: 645 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending March 2020: \$2,053,000

Comparable Properties



37 Doonkuna Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,300,000
Method: Private Sale
Date: 01/04/2020
Property Type: House
Land Size: 697 sqm approx



10 Bridges St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,290,000
Method: Private Sale
Date: 06/06/2020
Property Type: House
Land Size: 639 sqm approx



4 Sherwood St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,100,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 738 sqm approx