

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

1/33 Howard Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$920,000 & \$990,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2023 to 30/06/2023 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	7/33 Edgar St GLEN IRIS 3146	\$1,007,500	16/03/2023
2	2/11 Iris Rd GLEN IRIS 3146	\$970,000	24/06/2023
3	1/4 Hillside Pde GLEN IRIS 3146	\$961,000	17/05/2023

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:

14/08/2023 15:12



Rooms: 4

Property Type: Townhouse (Res)

Land Size: 170 sqm approx

Agent Comments

Comparable Properties



7/33 Edgar St GLEN IRIS 3146 (VG)

Agent Comments



Price: \$1,007,500

Method: Sale

Date: 16/03/2023

Property Type: Flat/Unit/Apartment (Res)

2/11 Iris Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$970,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Villa



1/4 Hillside Pde GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$961,000

Method: Sold Before Auction

Date: 17/05/2023

Property Type: Unit