

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

1/65 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$2,437,500 Property Type House 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	2/9 Gilbert Pde CAMBERWELL 3124	\$1,880,000	20/05/2023
2	1/37 Donna Buang St CAMBERWELL 3124	\$1,870,000	06/05/2023
3	17 Lynden St CAMBERWELL 3124	\$1,790,000	20/05/2023

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: 16/08/2023 11:43



Rooms: 7

Property Type: Strata Unit/Flat

Agent Comments

Boasting house-like dimensions, this architect designed 3 bedroom plus study, 2 bathroom, double garage, single level residence is a well-defined canvas awaiting your creative touch.

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

June quarter 2023: \$2,437,500

Comparable Properties



2/9 Gilbert Pde CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,880,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)



1/37 Donna Buang St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,870,000

Method: Sold Before Auction

Date: 06/05/2023

Property Type: Townhouse (Res)

Land Size: 330 sqm approx



17 Lynden St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,790,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 403 sqm approx