### 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 betweer	n \$1,700,000		&		\$1,850,000					
Median sale price										
Median price	\$2,437,500	Property Type Hous		se		Suburb	Glen Iris			
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ad	dress 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:

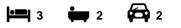
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# shelter.

Mike Millington 03 9889 3990 0411 300 205





Rooms: 7 Property Type: Strata Unit/Flat Agent Comments michael@shelterrealestate.com.au Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price

June quarter 2023: \$2,437,500

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.

## **Comparable Properties**

<b>HERE</b>	2/9 Gilbert Pde CAMBERWELL 3124 (REI/VG) 3 2 2 2 Price: \$1,880,000 Method: Auction Sale Date: 20/05/2023 Property Type: House (Res)	Agent Comments
	1/37 Donna Buang St CAMBERWELL 3124 (REI/VG)Image: 13Image: 2Image: 2Image: 3Image: 2Image: 2Image: 2Price: \$1,870,000Image: 31,870,000Method: Sold Before AuctionDate: 06/05/2023Property Type: Townhouse (Res)Land Size: 330 sqm approx	Agent Comments
	17 Lynden St CAMBERWELL 3124 (REI) 3 2 2 2 Price: \$1,790,000 Method: Auction Sale Date: 20/05/2023 Property Type: House (Res) Land Size: 403 sqm approx	Agent Comments

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





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