

# 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

1/8 Howard Street, 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)

Range between \$2,000,000 & \$2,200,000

### 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	15a Renwick St GLEN IRIS 3146	\$2,210,000	13/05/2023
2	29a Clifton Rd HAWTHORN EAST 3123	\$2,200,000	16/05/2023
3	2/6 Davis Av CAMBERWELL 3124	\$2,189,000	05/08/2023

**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:

04/10/2023 14:05



Rooms: 7

Property Type: Townhouse

Land Size: 410 sqm approx

Agent Comments

In a highly prized family position between Ferndale and Nettleton Parks, a clever architect design has created this wonderfully generous easy care home ideal for any and every stage of family life.

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2023: \$2,437,500

## Comparable Properties



15a Renwick St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,210,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Townhouse (Res)

Land Size: 311 sqm approx



29a Clifton Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$2,200,000

Method: Expression of Interest

Date: 16/05/2023

Property Type: House (Res)

Land Size: 564 sqm approx



2/6 Davis Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,189,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)