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

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

Median sale price

Median price	\$2,437,500	Pro	perty 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

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



Date of sale



Mike Millington 03 9889 3990 0411 300 205

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\$2,000,000 - \$2,200,000 **Median House Price**

June guarter 2023: \$2,437,500

Indicative Selling Price





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.

Comparable Properties



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





Price: \$2,210,000 Method: Auction Sale Date: 13/05/2023

Property Type: Townhouse (Res) Land Size: 311 sqm approx

Agent Comments



29a Clifton Rd HAWTHORN EAST 3123

(REI/VG)





Price: \$2,200,000

Method: Expression of Interest

Date: 16/05/2023

Property Type: House (Res) Land Size: 564 sqm approx

Agent Comments



2/6 Davis Av CAMBERWELL 3124 (REI)





Price: \$2,189,000 Method: Auction Sale Date: 05/08/2023

Property Type: House (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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