

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 Tower Hill Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,700,000 & \$2,950,000

Median sale price

Median price \$2,472,000 Property Type House Suburb Glen Iris

Period - From 07/02/2023 to 06/02/2024 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	3 Nyora Rd GLEN IRIS 3146	\$3,020,000	09/09/2023
2	6 Barina Rd GLEN IRIS 3146	\$2,925,000	16/09/2023
3	11 Hillcrest Rd GLEN IRIS 3146	\$2,820,000	23/09/2023

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:

07/02/2024 14:06



Property Type: House

Land Size: 816 sqm approx

Agent Comments

Comparable Properties



3 Nyora Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$3,020,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 715 sqm approx



6 Barina Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,925,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 728 sqm approx



11 Hillcrest Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,820,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 819 sqm approx