

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

10/35 CARROLL CRESCENT GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

15/41 CARROLL CRESCENT GLEN IRIS VIC 3146	\$320,000	03-Apr-24
42/1501-1503 MALVERN ROAD GLEN IRIS VIC 3146	\$320,000	28-Feb-24
4/15 BELMONT AVENUE GLEN IRIS VIC 3146	\$305,000	03-Feb-24

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 6 months.

This Statement of Information was prepared on: 02 May 2024



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15/41 CARROLL CRESCENT GLEN IRIS VIC 3146

1 1 1

Sold Price **\$320,000** Sold Date **03-Apr-24**

Distance **0.06km**



42/1501-1503 MALVERN ROAD GLEN IRIS VIC 3146

1 1 1

Sold Price

Sold Date **28-Feb-24**

Distance **0.3km**



4/15 BELMONT AVENUE GLEN IRIS VIC 3146

1 1 1

Sold Price

\$305,000 Sold Date **03-Feb-24**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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