

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 Fuller Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,492,500

Property Type House

Suburb Glen Iris

Period - From 01/01/2023

to 31/12/2023

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	18 Lithgow St GLEN IRIS 3146	\$2,100,000	12/02/2024
2	22 Madeline St GLEN IRIS 3146	\$1,938,000	24/02/2024
3	57 Nicholas St ASHBURTON 3147	\$1,845,000	24/11/2023

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:

28/02/2024 13:05



 3
  1
  2

Property Type: House (Previously Occupied - Detached)
Land Size: 692 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 Year ending December 2023: \$2,492,500

Comparable Properties



18 Lithgow St GLEN IRIS 3146 (REI)

Agent Comments

 4
  2
  4

Price: \$2,100,000
Method: Sold Before Auction
Date: 12/02/2024
Property Type: House (Res)
Land Size: 810 sqm approx



22 Madeline St GLEN IRIS 3146 (REI)

Agent Comments

 3
  2
  2

Price: \$1,938,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 627 sqm approx



57 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

 3
  1
  3

Price: \$1,845,000
Method: Sold Before Auction
Date: 24/11/2023
Property Type: House (Res)
Land Size: 696 sqm approx

Account - Marshall White | P: 03 9822 9999