

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

106/1542-1544 HIGH STREET 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

\$1,790,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,472,000

Property type

Other

Suburb

Glen Iris

Period-from

01 Mar 2023

to

29 Feb 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

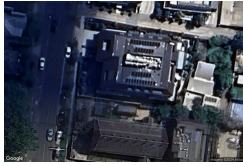
Date of sale

G2/18 SPRING ROAD MALVERN VIC 3144	\$1,950,000	15-Oct-23
G3/1565 MALVERN ROAD GLEN IRIS VIC 3146	\$1,930,000	19-Oct-23
G04/890 TOORAK ROAD CAMBERWELL VIC 3124	\$1,950,000	02-Nov-23

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: 19 March 2024



**G2/18 SPRING ROAD MALVERN
VIC 3144**

 3  2  2

Sold Price **\$1,950,000** Sold Date **15-Oct-23**

Distance **1.53km**



**G3/1565 MALVERN ROAD GLEN
IRIS VIC 3146**

 3  2  4

Sold Price **\$1,930,000** Sold Date **19-Oct-23**

Distance **0.66km**



**G04/890 TOORAK ROAD
CAMBERWELL VIC 3124**

 3  2  2

Sold Price **\$1,950,000** Sold Date **02-Nov-23**

Distance **1.54km**

RS = Recent sale UN = Undisclosed Sale

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