

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

12 Allison Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,393,000 Property Type House Suburb Glen Iris

Period - From 01/01/2024 to 31/03/2024 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	33 Highgate Gr ASHBURTON 3147	\$2,280,000	02/03/2024
2	10 Fuller Av GLEN IRIS 3146	\$2,090,000	23/03/2024
3			

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:

23/04/2024 14:05



3 2 2

Property Type: House
Land Size: 601 sqm approx

Agent Comments

Picture perfect inside and out, this captivating Californian Bungalow has been thoughtfully renovated and enhanced to create a beautiful family home sure to appeal to the most fastidious of buyers.

Indicative Selling Price
\$2,100,000 - \$2,300,000

Median House Price
March quarter 2024: \$2,393,000

Comparable Properties



33 Highgate Gr ASHBURTON 3147 (REI/VG)

Agent Comments

4 2 2

Price: \$2,280,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 516 sqm approx



10 Fuller Av GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$2,090,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 692 sqm approx

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.