

# 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 Macdonald Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$2,437,500 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 30/06/2023 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	58 Valley Pde GLEN IRIS 3146	\$1,940,000	19/04/2023
2	149 Tooronga Rd GLEN IRIS 3146	\$1,900,000	21/06/2023
3	83 High St GLEN IRIS 3146	\$1,875,000	13/05/2023

**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: 13/10/2023 14:08



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 633 sqm approx

**Agent Comments**

This sensitively renovated c.1939 residence provides superbly spacious single level accommodation full of rich period character and easy modern functionality just a short stroll from a host of amenities.

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

June quarter 2023: \$2,437,500

## Comparable Properties



**58 Valley Pde GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$1,940,000  
**Method:** Private Sale  
**Date:** 19/04/2023  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx

**149 Tooronga Rd GLEN IRIS 3146 (VG)**

**Agent Comments**



**Price:** \$1,900,000  
**Method:** Sale  
**Date:** 21/06/2023  
**Property Type:** House (Res)  
**Land Size:** 686 sqm approx



**83 High St GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$1,875,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)  
**Land Size:** 752 sqm approx