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

123 High Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,700,000		&		\$2,900,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	14 Range St CAMBERWELL 3124	\$3,100,000	25/04/2023
2	6 Barina Rd GLEN IRIS 3146	\$2,925,000	16/09/2023
3	368 Wattletree Rd MALVERN EAST 3145	\$2,900,000	06/09/2023

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:

24/10/2023 16:30









Property Type: House Agent Comments

Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price Year ending September 2023: \$2,450,000

Comparable Properties



14 Range St CAMBERWELL 3124 (REI/VG)



Price: \$3,100,000 Method: Private Sale Date: 25/04/2023 Property Type: House Land Size: 837 sqm approx

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Price: \$2,925,000 Method: Auction Sale Date: 16/09/2023



6 Barina Rd GLEN IRIS 3146 (REI) 2

Agent Comments

Agent Comments





368 Wattletree Rd MALVERN EAST 3145 (REI) Agent Comments



Property Type: House (Res) Land Size: 728 sqm approx

Price: \$2,900,000 Method: Sold Before Auction Date: 06/09/2023 Property Type: House (Res) Land Size: 632 sqm approx

Account - Jellis Craig | P: 03 9864 5000



propertydata

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