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

4

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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.