

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

141 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,455,000 Property Type Townhouse Suburb Glen Iris

Period - From 01/11/2022 to 31/10/2023 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	1/88 Summerhill Rd GLEN IRIS 3146	\$1,702,000	20/07/2023
2	2/110 Burke Rd MALVERN EAST 3145	\$1,600,000	25/09/2023
3	1/139 Glen Iris Rd GLEN IRIS 3146	\$1,600,000	27/05/2023

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:

01/11/2023 14:24

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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median Townhouse Price

01/11/2022 - 31/10/2023: \$1,455,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/88 Summerhill Rd GLEN IRIS 3146 (REI/VG) Agent Comments

3 2 2

Price: \$1,702,000

Method: Private Sale

Date: 20/07/2023

Property Type: Villa



2/110 Burke Rd MALVERN EAST 3145 (REI) Agent Comments

3 2 2

Price: \$1,600,000

Method: Private Sale

Date: 25/09/2023

Property Type: House



1/139 Glen Iris Rd GLEN IRIS 3146 (REI/VG) Agent Comments

3 2 2

Price: \$1,600,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 338 sqm approx

Account - Marshall White | P: 03 9822 9999