

# 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

159 Finch 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 \$3,700,000 & \$3,900,000

### Median sale price

Median price \$2,500,000 Property Type House Suburb Glen Iris

Period - From 20/02/2023 to 19/02/2024 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	16 Hope St GLEN IRIS 3146	\$3,650,000	21/10/2023
2	40 Maitland St GLEN IRIS 3146	\$3,800,000	02/09/2023
3	16 Grant St MALVERN EAST 3145	\$3,900,000	18/11/2023

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:

20/02/2024 17:12



4 4 2

**Property Type:** House (Res)

**Land Size:** 675 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,700,000 - \$3,900,000

**Median House Price**

20/02/2023 - 19/02/2024: \$2,500,000

## Comparable Properties



**16 Hope St GLEN IRIS 3146 (REI)**

Agent Comments

4 2 2

**Price:** \$3,650,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 658 sqm approx



**40 Maitland St GLEN IRIS 3146 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$3,800,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**16 Grant St MALVERN EAST 3145 (REI)**

Agent Comments

5 3 2

**Price:** \$3,900,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017