## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,700,000		8		\$3,900,000			
Median sale p	rice							
Median price	\$2,500,000	Pro	operty Type	Hou	ISE		Suburb	Glen Iris
Period - From	20/02/2023	to	19/02/2024		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	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









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) 2 2

Price: \$3,650,000

Method: Auction Sale Date: 21/10/2023 Property Type: House (Res) Land Size: 658 sqm approx

Agent Comments

Agent Comments

40 Maitland St GLEN IRIS 3146 (REI/VG) 4 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)

**6** 2



Agent Comments

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





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