## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/15 Vernon 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	\$2,800,000		&		\$3,000,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/04/2023	to	31/03/2024		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	20 Ailsa Av MALVERN EAST 3145	\$3,150,000	17/01/2024
2	5 Sunhill Rd GLEN IRIS 3146	\$3,000,000	09/04/2024
3	21 Rosedale Rd GLEN IRIS 3146	\$2,802,000	21/02/2024

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:

24/04/2024 12:46







Property Type: House Land Size: 400 sqm approx Agent Comments

**Indicative Selling Price** \$2,800,000 - \$3,000,000 Median House Price Year ending March 2024: \$2,450,000

# **Comparable Properties**



20 Ailsa Av MALVERN EAST 3145 (REI) 2 2



Price: \$3,150,000 Method: Private Sale Date: 17/01/2024 Property Type: House (Res) Agent Comments

Agent Comments



5 Sunhill Rd GLEN IRIS 3146 (REI) 



Price: \$3,000,000 Method: Sold Before Auction Date: 09/04/2024 Property Type: House (Res) Land Size: 332 sqm approx

21 Rosedale Rd GLEN IRIS 3146 (REI/VG) **2** - 4

Agent Comments



Price: \$2,802,000 Method: Private Sale Date: 21/02/2024 Property Type: House

#### Account - Marshall White | P: 03 9822 9999



propertydata

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