

# 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

2/3 Peace 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$2,450,000 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 31/03/2024 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	3/11 Hedgeley Av MALVERN EAST 3145	\$1,680,000	23/03/2024
2	1/12 Allenby Av GLEN IRIS 3146	\$1,600,000	02/03/2024
3	1/7 Y St ASHBURTON 3147	\$1,565,000	27/03/2024

**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:

29/05/2024 09:53



3   2   2

**Property Type:** Townhouse (Single)  
**Land Size:** 374 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
Year ending March 2024: \$2,450,000

## Comparable Properties



3/11 Hedgeley Av MALVERN EAST 3145 (REI)   [Agent Comments](#)

3   2   2

**Price:** \$1,680,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** Townhouse (Res)



1/12 Allenby Av GLEN IRIS 3146 (REI)   [Agent Comments](#)

3   2   2

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Res)



1/7 Y St ASHBURTON 3147 (REI)   [Agent Comments](#)

3   2   2

**Price:** \$1,565,000  
**Method:** Private Sale  
**Date:** 27/03/2024  
**Property Type:** Townhouse (Single)