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 2/33 Iris Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,440,000	Pro	operty Type	Tow	nhouse		Suburb	Glen Iris
Period - From	21/11/2022	to	20/11/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1/4 Glen Iris Rd CAMBERWELL 3124	\$1,500,000	29/07/2023
2	2/59 Aintree Rd GLEN IRIS 3146	\$1,400,000	14/10/2023
3	1/43 Osborne Av GLEN IRIS 3146	\$1,365,000	02/09/2023

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:

21/11/2023 16:06



A_____ -T





Property Type: Strata Unit/Flat **Land Size:** 333 sqm approx Agent Comments Colby Maddocks 03 9815 1124 0438 362 869 colbym@azrea.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median Townhouse Price 21/11/2022 - 20/11/2023: \$1,440,000

Comparable Properties



1/4 Glen Iris Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$1,500,000 Method: Auction Sale Date: 29/07/2023 Property Type: Townhouse (Res)



2/59 Aintree Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,400,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)

1/43 Osborne Av GLEN IRIS 3146 (REI)

errors, faults, defects or omissions in the information supplied.



Agent Comments

Price: \$1,365,000 Method: Auction Sale Date: 02/09/2023 Property Type: Unit

Account - A-Z Real Estate Agency | P: 03 9815 1124



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