

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

2/33 Iris Road, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,440,000 Property Type Townhouse Suburb Glen Iris

Period - From 21/11/2022 to 20/11/2023 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	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

Colby Maddocks
03 9815 1124
0438 362 869
colbym@azrea.com.au



3 2 2

Property Type: Strata Unit/Flat

Land Size: 333 sqm approx

Agent Comments

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

3 2 2

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

3 1 2

Price: \$1,400,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)



1/43 Osborne Av GLEN IRIS 3146 (REI) Agent Comments

3 2 1

Price: \$1,365,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit