

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 King Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$2,393,000 Property Type House Suburb Glen Iris

Period - From 01/01/2024 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	44 Francis Cr GLEN IRIS 3146	\$1,820,000	24/02/2024
2	18a Kaikoura Av HAWTHORN EAST 3123	\$1,701,000	14/12/2023
3	25 Canterbury PI HAWTHORN EAST 3123	\$1,645,000	20/04/2024

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 12:25



4 3 3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

March quarter 2024: \$2,393,000

Comparable Properties



44 Francis Cr GLEN IRIS 3146 (REI)

Agent Comments

3 2 4

Price: \$1,820,000

Method: Sold Before Auction

Date: 24/02/2024

Property Type: House (Res)



18a Kaikoura Av HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 3 2

Price: \$1,701,000

Method: Private Sale

Date: 14/12/2023

Property Type: House

Land Size: 266 sqm approx



25 Canterbury PI HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 2

Price: \$1,645,000

Method: Private Sale

Date: 20/04/2024

Property Type: House

Account - Jellis Craig | P: 03 9864 5000