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 Watson Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$2,900,000		&		\$3,100,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/07/2022	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	13 Albion Rd GLEN IRIS 3146	\$3,095,000	07/04/2023
2	3 Nyora Rd GLEN IRIS 3146	\$3,020,000	09/09/2023
3	26 Adrian St GLEN IRIS 3146	\$2,900,000	09/09/2023

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:

02/10/2023 09:51







Rooms: 8 Property Type: House (Res) Agent Comments Jonathon O'Donoghue 03 9810 5000 0412 745 707 jodonoghue@jelliscraig.com.au

Indicative Selling Price \$2,900,000 - \$3,100,000 Median House Price Year ending June 2023: \$2,450,000

Comparable Properties



13 Albion Rd GLEN IRIS 3146 (REI/VG)



Price: \$3,095,000 Method: Private Sale Date: 07/04/2023 Property Type: House Land Size: 600 sqm approx

3 Nyora Rd GLEN IRIS 3146 (REI)



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Price: \$3,020,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 715 sqm approx

26 Adrian St GLEN IRIS 3146 (REI)



Agent Comments

Price: \$2,900,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 889 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



propertydata

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Agent Comments

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