

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 consumer.vic.gov.au/underquoting

Range between \$2,900,000 & \$3,100,000

Median sale price

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

Period - From 01/07/2022 to 30/06/2023 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	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



5 3 2

Rooms: 8

Property Type: House (Res)

Agent Comments

Comparable Properties



13 Albion Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

5 2 5

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)

Agent Comments

4 2 2

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

5 3 2

Price: \$2,900,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 889 sqm approx