

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

22A Seaton Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

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	44 Baird St ASHBURTON 3147	\$2,900,000	10/06/2023
2	26 Rosedale Rd GLEN IRIS 3146	\$2,650,000	24/06/2023
3	52 Denman Av GLEN IRIS 3146	\$2,500,000	12/03/2023

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:

27/07/2023 10:00



Rooms: 8
Property Type: House
Land Size: 341 sqm approx

Agent Comments

This brand-new executive residence merges modern style and thoughtful design to present an impeccable family home spread across three levels, with a multitude of living spaces to suit a contemporary family lifestyle.

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

Year ending June 2023: \$2,450,000

Comparable Properties



44 Baird St ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,900,000
Method: Private Sale
Date: 10/06/2023
Property Type: House



26 Rosedale Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,650,000
Method: Private Sale
Date: 24/06/2023
Property Type: House
Land Size: 369 sqm approx



52 Denman Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,500,000
Method: Sold Before Auction
Date: 12/03/2023
Property Type: Townhouse (Res)
Land Size: 323 sqm approx