Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$2,450,000	Pro	perty 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.

Ad	dress 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





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Indicative Selling Price \$2,500,000 - \$2,700,000 **Median House Price**

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





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.

Comparable Properties



44 Baird St ASHBURTON 3147 (REI)





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



26 Rosedale Rd GLEN IRIS 3146 (REI)





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



52 Denman Av GLEN IRIS 3146 (REI/VG)





Price: \$2,500,000

Method: Sold Before Auction

Date: 12/03/2023

Property Type: Townhouse (Res) Land Size: 323 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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