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

25a Irymple Avenue, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,500,000		&		\$2,750,000			
Median sale p	rice							
Median price	\$2,550,500	Pro	operty Type	Hous	se		Suburb	Glen Iris
Period - From	01/01/2023	to	31/03/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	3 Alice St MALVERN 3144	\$2,850,000	05/05/2023
2	3/13 Hedgeley Av MALVERN EAST 3145	\$2,710,000	28/02/2023
3	26 Rosedale Rd GLEN IRIS 3146	\$2,650,000	24/06/2023

OR

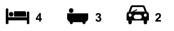
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

12/07/2023 16:31







Property Type: House (Res)

Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price March quarter 2023: \$2,550,500

Comparable Properties



3 Alice St MALVERN 3144 (REI/VG)



Price: \$2,850,000 Method: Private Sale Date: 05/05/2023 Property Type: House Land Size: 295 sqm approx Agent Comments

Agent Comments



(REI/VG) 3 2 2 2

3/13 Hedgeley Av MALVERN EAST 3145

Price: \$2,710,000 Method: Private Sale Date: 28/02/2023 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

Account - Marshall White | P: 03 9822 9999



propertydata

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