

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

28 Bertram Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,472,000 Property Type House Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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	56 Dent St GLEN IRIS 3146	\$2,620,000	03/12/2023
2	4 Tower Hill Rd GLEN IRIS 3146	\$2,520,000	09/12/2023
3	60 Dent St GLEN IRIS 3146	\$2,472,000	16/12/2023

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:

25/01/2024 10:54

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

December quarter 2023: \$2,472,000



4 2 2

Rooms: 8

Property Type: House

Land Size: 683 sqm approx

Agent Comments

Comparable Properties



56 Dent St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,620,000

Method: Sold After Auction

Date: 03/12/2023

Property Type: House



4 Tower Hill Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

Price: \$2,520,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 736 sqm approx



60 Dent St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,472,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)