## 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 Essex Street, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/10/2022	to	30/09/2023		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	4 Essex St GLEN IRIS 3146	\$1,528,000	13/09/2023
2	66 Manning Rd MALVERN EAST 3145	\$1,470,000	29/07/2023
3	184 Waverley Rd MALVERN EAST 3145	\$1,390,000	07/10/2023

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:

17/10/2023 10:06







**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending September 2023: \$2,450,000

# **Comparable Properties**



4 Essex St GLEN IRIS 3146 (REI)



Price: \$1,528,000 Method: Private Sale Date: 13/09/2023 Property Type: House Land Size: 508 sqm approx Agent Comments

66 Manning Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,470,000 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res)



184 Waverley Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,390,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res)

#### Account - Marshall White | P: 03 9822 9999



propertydata

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