

# 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 3/11 Allenby Avenue, Glen Iris, Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$975,000 & \$1,070,000

### Median sale price

Median price \$665,000 Property type Unit Suburb Glen Iris

Period - From 01/01/2024 to 31/03/2024 Source REIV

### Comparable property sales

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
2/15 ESTELLA ST, GLEN IRIS	\$960,000	02/03/2024
1/48-50 SERRELL ST, MALVERN EAST	\$1,107,000	11/11/2023
4/114-116 DARLING RD, MALVERN EAST	\$1,011,000	21/10/2023

This Statement of Information was prepared on: 17 April 2024