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

3/38 Hillside Parade, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Том	nhouse		Suburb	Glen Iris
Period - From	10/04/2023	to	09/04/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	1/12 Allenby Av GLEN IRIS 3146	\$1,600,000	02/03/2024
2	1/1 Middle Rd CAMBERWELL 3124	\$1,580,000	04/04/2024
3	2/33 Iris Rd GLEN IRIS 3146	\$1,520,000	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.

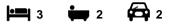
This Statement of Information was prepared on:

10/04/2024 15:08









Property Type: Townhouse Agent Comments

Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

Indicative Selling Price \$1,500,000 - \$1,650,000 Median Townhouse Price 10/04/2023 - 09/04/2024: \$1,300,000

Comparable Properties



1/12 Allenby Av GLEN IRIS 3146 (REI)



Price: \$1,600,000 Method: Auction Sale Date: 02/03/2024 Property Type: Townhouse (Res) Agent Comments



1/1 Middle Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,580,000 Method: Private Sale Date: 04/04/2024 Property Type: Townhouse (Single)

2/33 Iris Rd GLEN IRIS 3146 (REI/VG)



Price: \$1,520,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888





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