

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,300,000

Property Type Townhouse

Suburb Glen Iris

Period - From 10/04/2023

to

09/04/2024

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	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



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/12 Allenby Av GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,600,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)



1/1 Middle Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,580,000

Method: Private Sale

Date: 04/04/2024

Property Type: Townhouse (Single)



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

Agent Comments

3 2 2

Price: \$1,520,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)