Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/59 Iris Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$925,000		&		\$975,000			
Median sale pr	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/04/2023	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	6/33 Howard St GLEN IRIS 3146	\$1,040,000	14/02/2024
2	2/15 Estella St GLEN IRIS 3146	\$960,000	02/03/2024
3	10/122-126 Milton Pde GLEN IRIS 3146	\$925,000	10/02/2024

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:

07/05/2024 11:19



3/59 Iris Road, Glen Iris Vic 3146





Property Type: Unit Agent Comments

9805 2900 0419 140 765 chris@jacain.com.au **Indicative Selling Price**

Christopher Cain

\$925,000 - \$975,000 **Median Unit Price** Year ending March 2024: \$760,000

Comparable Properties



6/33 Howard St GLEN IRIS 3146 (REI)

2/15 Estella St GLEN IRIS 3146 (REI/VG)





Price: \$1,040,000 Method: Sold Before Auction Date: 14/02/2024 Property Type: Unit

Agent Comments

Agent Comments



Price: \$960,000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit

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10/122-126 Milton Pde GLEN IRIS 3146 (REI) Agent Comments



Price: \$925.000 Method: Auction Sale Date: 10/02/2024 Property Type: Townhouse (Res)

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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