

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 Bridges Street, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,780,000

Median sale price

Median price \$2,393,000

Property Type House

Suburb Glen Iris

Period - From 01/01/2024

to 31/03/2024

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	14 Maxwell St ASHBURTON 3147	\$3,000,000	08/03/2024
2	29 Ferndale Rd GLEN IRIS 3146	\$2,840,000	09/12/2023
3	7 Netherlee St GLEN IRIS 3146	\$2,771,000	31/03/2024

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:

23/05/2024 11:57



Property Type: House (Res)

Land Size: 713 sqm approx

Agent Comments

Discover the epitome of modern living in this expansive 5-bedroom, 3-bathroom, and 1-powder room sanctuary sprawled across 713sqm approx. of land.

Comparable Properties



14 Maxwell St ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$3,000,000

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 697 sqm approx



29 Ferndale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,840,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 653 sqm approx



7 Netherlee St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,771,000

Method: Private Sale

Date: 31/03/2024

Property Type: House (Res)

Land Size: 716 sqm approx