

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 Faircroft Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$2,450,000

Property Type House

Suburb Glen Iris

Period - From 01/07/2023

to 30/09/2023

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	5/241 Burke Rd GLEN IRIS 3146	\$1,100,000	24/06/2023
2	1/33 Howard St GLEN IRIS 3146	\$1,050,000	08/09/2023
3	564 Camberwell Rd CAMBERWELL 3124	\$990,000	19/08/2023

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:

26/10/2023 13:33



Property Type: Semi Duplex

Land Size: 279 sqm approx

Agent Comments

Step into a world of timeless elegance and untapped potential with this predominantly original semi-detached Art Deco gem. This exceptional blank canvas exudes a rich sense of history located in the Violet Farm Estate, and now, it offers an opportunity for even greater magnificence.

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2023: \$2,450,000

Comparable Properties



5/241 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Unit



1/33 Howard St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 08/09/2023

Property Type: Villa



564 Camberwell Rd CAMBERWELL 3124
(REI/VG)

Agent Comments



Price: \$990,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)

Land Size: 232 sqm approx