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	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$2,450,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price**

September quarter 2023: \$2,450,000

Dean Brooks 03 9889 3990





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.

Comparable Properties



5/241 Burke Rd GLEN IRIS 3146 (REI)





Price: \$1,100,000 Method: Auction Sale Date: 24/06/2023 Property Type: Unit

Agent Comments



1/33 Howard St GLEN IRIS 3146 (REI)





Price: \$1,050,000

Method: Sold Before Auction

Date: 08/09/2023 Property Type: Villa Agent Comments



564 Camberwell Rd CAMBERWELL 3124

(REI/VG) **--** 2





Price: \$990.000 Method: Auction Sale Date: 19/08/2023

Property Type: Townhouse (Res) Land Size: 232 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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