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 352 Burke Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,900,000		&		\$2,090,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hou	ISE		Suburb	Glen Iris
Period - From	01/07/2022	to	30/06/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	456 Tooronga Rd HAWTHORN EAST 3123	\$2,130,000	08/09/2023
2	1002 Toorak Rd CAMBERWELL 3124	\$2,025,000	16/09/2023
3	71 Glen Iris Rd GLEN IRIS 3146	\$1,880,000	14/07/2023

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:

04/10/2023 13:58







Property Type: House

Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price Year ending June 2023: \$2,450,000

Comparable Properties



456 Tooronga Rd HAWTHORN EAST 3123 (REI)

1002 Toorak Rd CAMBERWELL 3124 (REI)



Price: \$2,130,000 Method: Sold Before Auction Date: 08/09/2023 Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments



Price: \$2,025,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 696 sqm approx



71 Glen Iris Rd GLEN IRIS 3146 (REI)



Price: \$1,880,000 Method: Sold Before Auction Date: 14/07/2023 Property Type: House (Res)

Land Size: 789 sqm approx

Account - Marshall White | P: 03 9822 9999

propertydata



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