

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

39 Charles Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,472,000 Property Type House Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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	11 Green St CAMBERWELL 3124	\$2,660,000	07/09/2023
2	53 Gloucester Rd ASHBURTON 3147	\$2,580,000	26/08/2023
3	113 Summerhill Rd GLEN IRIS 3146	\$2,556,000	21/09/2023

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:

23/01/2024 15:49



4 3 3

Rooms: 8
Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments

Creating a captivating first impression with its picture-perfect Californian Bungalow façade, this exceptional home offers a wonderful family lifestyle in a leafy pocket close to leading schools, kindergartens, parks and local sports clubs

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

December quarter 2023: \$2,472,000

Comparable Properties



11 Green St CAMBERWELL 3124 (REI)

Agent Comments

5 3 2

Price: \$2,660,000
Method: Sold Before Auction
Date: 07/09/2023
Property Type: House (Res)



53 Gloucester Rd ASHBURTON 3147 (REI/VG) **Agent Comments**

5 3 2

Price: \$2,580,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 627 sqm approx



113 Summerhill Rd GLEN IRIS 3146 (REI/VG) **Agent Comments**

4 3 3

Price: \$2,556,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 697 sqm approx