

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

4/12 Dickens Street, 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 \$1,300,000 Property Type Townhouse Suburb Glen Iris

Period - From 04/03/2023 to 03/03/2024 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	1/4 Straughan St GLEN IRIS 3146	\$1,202,000	18/11/2023
2	2/74 Glyndon Rd CAMBERWELL 3124	\$1,200,000	25/11/2023
3	4/14 Donna Buang St CAMBERWELL 3124	\$1,101,000	10/10/2023

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:

04/03/2024 13:45



Rooms: 3
Property Type: Unit
Land Size: 260 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Townhouse Price
 04/03/2023 - 03/03/2024: \$1,300,000

Comparable Properties



1/4 Straughan St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,202,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House
Land Size: 312 sqm approx



2/74 Glyndon Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit



4/14 Donna Buang St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,101,000
Method: Sold Before Auction
Date: 10/10/2023
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999