

# 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 Essex Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$2,437,500

Property Type House

Suburb Glen Iris

Period - From 01/04/2023

to 30/06/2023

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	264 Tooronga Rd GLEN IRIS 3146	\$1,690,000	23/03/2023
2	1/139 Glen Iris Rd GLEN IRIS 3146	\$1,600,000	27/05/2023
3	8 Tennyson St MALVERN EAST 3145	\$1,580,000	22/02/2023

**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:

02/08/2023 14:30



4   2   1

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 469 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

June quarter 2023: \$2,437,500

## Comparable Properties



264 Tooronga Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4   1   -

**Price:** \$1,690,000

**Method:** Private Sale

**Date:** 23/03/2023

**Property Type:** House

**Land Size:** 409 sqm approx



1/139 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 338 sqm approx



8 Tennyson St MALVERN EAST 3145 (REI/VG)

Agent Comments

3   1   2

**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 22/02/2023

**Property Type:** House (Res)

**Land Size:** 351 sqm approx