

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 Faircroft Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

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	445 Tooronga Rd HAWTHORN EAST 3123	\$1,457,500	18/10/2023
2	322 Riversdale Rd HAWTHORN EAST 3123	\$1,450,000	13/12/2023
3	28 Essex St GLEN IRIS 3146	\$1,405,000	11/11/2023

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:

19/02/2024 15:35



Property Type: House (Res)

Land Size: 329 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

December quarter 2023: \$2,472,000

Comparable Properties



445 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$1,457,500

Method: Private Sale

Date: 18/10/2023

Property Type: House

Land Size: 370 sqm approx



322 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 382 sqm approx



28 Essex St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,405,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 348 sqm approx

Account - Marshall White | P: 03 9822 9999