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

41 Maitland Street, Glen Iris Vic 3146

Indicative selling price

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

Range between | $2,300,000 | & | $2,500,000

Median sale price

| Median price | $2,450,000 | Property Type | House | Suburb | Glen Iris |

| Period - From | 01/04/2023 | to | 31/03/2024 | 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	14 Ewart St MALVERN 3144	$2,575,000	02/03/2024
2	9 Victoria Rd.S MALVERN 3144	$2,375,000	20/04/2024
3	40 Mcarthur St MALVERN 3144	$2,200,000	28/04/2024

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: | 22/05/2024 11:31

🛏 4   🛁 2   🚗 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending March 2024: $2,450,000

Comparable Properties

14 Ewart St MALVERN 3144 (REI)

🛏 4   🛁 3   🚗 2

Price: $2,575,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 464 sqm approx

Agent Comments

9 Victoria Rd.S MALVERN 3144 (REI)

🛏 4   🛁 1   🚗 2

Price: $2,375,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 479 sqm approx

Agent Comments

40 Mcarthur St MALVERN 3144 (REI)

🛏 3   🛁 2   🚗 2

Price: $2,200,000
Method: Sold Before Auction
Date: 28/04/2024
Property Type: House (Res)
Land Size: 392 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000