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

43a Howard Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing			
Range betwee	\$2,600,000		&		\$2,750,000				
Median sale price									
Median price	\$2,437,500	Pro	operty Type	Hous	se		Suburb	Glen Iris	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/15 Vernon St GLEN IRIS 3146	\$2,905,000	22/04/2023
2	25A Irymple Av GLEN IRIS 3146	\$2,870,000	12/08/2023
3	26 Rosedale Rd GLEN IRIS 3146	\$2,650,000	24/06/2023

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:

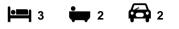
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Property Type: Townhouse (Res) Land Size: 427 sqm approx Agent Comments Indicative Selling Price \$2,600,000 - \$2,750,000 Median House Price June quarter 2023: \$2,437,500

Sophisticated style, select finishes and significant space create a luxurious family living environment in this exceptional three bedroom plus study executive home. Set behind its own landscaped street frontage on one of Glen Iris's peaceful tree lined streets.

Comparable Properties



1/15 Vernon St GLEN IRIS 3146 (REI/VG)



Price: \$2,905,000 Method: Private Sale Date: 22/04/2023 Property Type: Townhouse (Res) Agent Comments

Agent Comments



25A Irymple Av GLEN IRIS 3146 (REI)



Price: \$2,870,000 Method: Auction Sale Date: 12/08/2023 Property Type: House (Res)

26 Rosedale Rd GLEN IRIS 3146 (REI)



Agent Comments



Price: \$2,650,000 Method: Private Sale Date: 24/06/2023 Property Type: House Land Size: 369 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990





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