## 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

46 Montana Street, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$3,700,000		&		\$4,000,000			
Median sale p	rice							
Median price	\$2,437,500	Pro	operty Type	Hou	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	35 Dillon Gr GLEN IRIS 3146	\$4,300,000	09/03/2023
2	29 Gardiner Pde GLEN IRIS 3146	\$4,000,000	25/02/2023
3	111 Ashburn Gr ASHBURTON 3147	\$3,825,000	03/06/2023

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:

10/08/2023 13:30







Property Type: House Agent Comments Land Size: 1200sqm approx.

**Indicative Selling Price** \$3,700,000 - \$4,000,000 Median House Price June quarter 2023: \$2,437,500

# **Comparable Properties**



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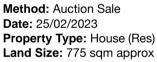
Price: \$4,300,000 Method: Sale Date: 09/03/2023 Property Type: House (Res) Land Size: 603 sqm approx

Agent Comments

Agent Comments



**6** 2 6 2 Price: \$4,000,000



**-** 5 Price: \$3,825,000

111 Ashburn Gr ASHBURTON 3147 (REI)

29 Gardiner Pde GLEN IRIS 3146 (REI/VG)



Agent Comments



Method: Auction Sale Date: 03/06/2023 Property Type: House (Res) Land Size: 1390 sqm approx

#### Account - Marshall White | P: 03 9822 9999



propertydata

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