

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 consumer.vic.gov.au/underquoting

Range between \$3,700,000 & \$4,000,000

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	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



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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

35 Dillon Gr GLEN IRIS 3146 (VG)

Agent Comments

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Price: \$4,300,000

Method: Sale

Date: 09/03/2023

Property Type: House (Res)

Land Size: 603 sqm approx



29 Gardiner Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

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  2

Price: \$4,000,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 775 sqm approx



111 Ashburn Gr ASHBURTON 3147 (REI)

Agent Comments

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Price: \$3,825,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 1390 sqm approx

Account - Marshall White | P: 03 9822 9999