## 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

5 Beryl Street, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale pi	rice							
Median price	\$2,472,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	28 Iris St BURWOOD 3125	\$2,300,000	09/09/2023
2	6 Orrong Cr CAMBERWELL 3124	\$2,130,000	16/09/2023
3	18 Lithgow St GLEN IRIS 3146	\$2,100,000	13/02/2024

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:

21/02/2024 14:05



5 Beryl Street, Glen Iris Vic 3146



Zali Reynolds





Rooms: 9 Property Type: House Land Size: 796 sqm approx Agent Comments 03 9889 3990 0422 576 049 zali@shelterrealestate.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price December quarter 2023: \$2,472,000

# **Comparable Properties**



28 Iris St BURWOOD 3125 (REI/VG)



Price: \$2,300,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 694 sqm approx Agent Comments

Agent Comments

6 Orrong Cr CAMBERWELL 3124 (REI/VG)

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Price: \$2,130,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 760 sqm approx



18 Lithgow St GLEN IRIS 3146 (REI)



Price: \$2,100,000 Method: Sold Before Auction Date: 13/02/2024 Property Type: House

Land Size: 810 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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