

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 52 Vincent Street, Glen Iris

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$2,562,500 Property type 4 Bed House Suburb Glen Iris

Period - From June 2022 to June 2023 Source Realestate.com.au

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. 31 Ellis Road, Glen Iris, Vic 3146	\$3,850,000	03 Jun 2023
2. 1 Harold Avenue, Glen Iris, Vic 3146	\$3,825,000	09 Nov 2022
3. 50 Iris Road, Glen Iris, Vic 3146	\$3,820,000	26 Oct 2022

This Statement of Information was prepared on: 19/07/2023