

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

54 Florizel Street, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,700,000

&

\$2,900,000

Median sale price

Median price \$2,393,000

Property Type House

Suburb Glen Iris

Period - From 01/01/2024

to 31/03/2024

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		
2		
3		

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:

08/07/2024 09:20

54 Florizel Street, Glen Iris Vic 3146

shelter.
Real Estate

Todd Braggins

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Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

March quarter 2024: \$2,393,000



 4  3  2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

The vision of providing contemporary, functional spaces to capitalise on a north/westerly aspect capturing abundant sunlight and the city skyline view is superbly met by this family home.

Comparable Properties

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.

Account - Shelter Real Estate | P: 03 9889 3990



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