

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

55 VINCENT STREET GLEN IRIS VIC 3146

Indicative selling price

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

Single Price

or range
between

\$2,700,000

&

\$2,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,492,500

Property type

House

Suburb

Glen Iris

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

8 MARTIN CRESCENT GLEN IRIS VIC 3146	\$3,000,000	15-Dec-23
31 AINTREE ROAD GLEN IRIS VIC 3146	\$3,050,000	21-Dec-23
351 WATTLETREE ROAD MALVERN EAST VIC 3145	\$2,862,500	17-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 04 March 2024



**8 MARTIN CRESCENT GLEN IRIS
VIC 3146**

 4  2  2

Sold Price ^{RS} **\$3,000,000** Sold Date **15-Dec-23**

Distance **0.34km**



**31 AINTREE ROAD GLEN IRIS VIC
3146**

 4  2  1

Sold Price **\$3,050,000** Sold Date **21-Dec-23**

Distance **0.38km**



**351 WATTLE TREE ROAD MALVERN
EAST VIC 3145**

 4  3  2

Sold Price ^{RS} **\$2,862,500** ^{UN} Sold Date **17-Feb-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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