

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

56 Dent Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,478,000 Property Type House Suburb Glen Iris

Period - From 08/11/2022 to 07/11/2023 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	98 Paxton St MALVERN EAST 3145	\$2,680,000	20/05/2023
2	36 Kerferd Rd GLEN IRIS 3146	\$2,485,000	14/09/2023
3	209 Glen Iris Rd GLEN IRIS 3146	\$2,462,000	14/10/2023

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:

08/11/2023 16:01



4 2 2

Property Type: House (Res)

Land Size: 568 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

08/11/2022 - 07/11/2023: \$2,478,000

Comparable Properties



98 Paxton St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$2,680,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 650 sqm approx



36 Kerferd Rd GLEN IRIS 3146 (REI)

Agent Comments

5 3 2

Price: \$2,485,000

Method: Sold Before Auction

Date: 14/09/2023

Property Type: House (Res)

Land Size: 557 sqm approx



209 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,462,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 678 sqm approx