Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 56 Dent Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,400,000		&		\$2,600,000			
Median sale p	rice							
Median price	\$2,478,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	08/11/2022	to	07/11/2023		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.

Add	dress 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:

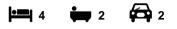
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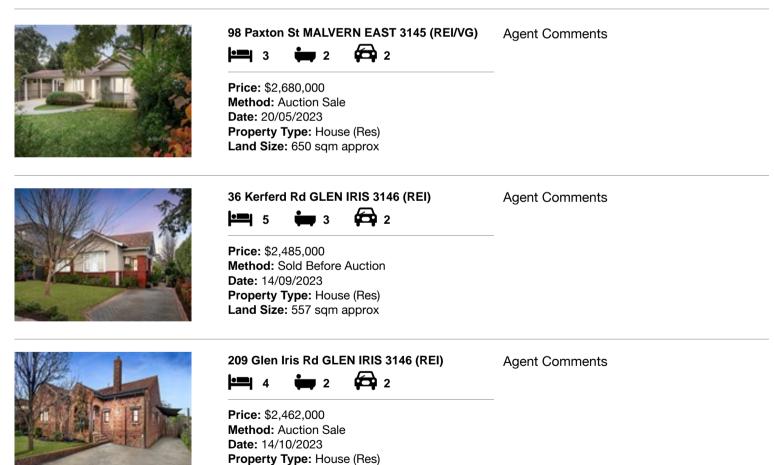




Property Type: House (Res) **Land Size:** 568 sqm approx Agent Comments 03 98181888 0412938115 yili.ma@belleproperty.com

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price 08/11/2022 - 07/11/2023: \$2,478,000

Comparable Properties



Account - Belle Property Glen Iris | P: 03 98181888





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Land Size: 678 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.