## 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 6 Martin Crescent, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/07/2022	to	30/06/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1702 Malvern Rd GLEN IRIS 3146	\$2,505,000	17/02/2023
2	20 Allenby Av MALVERN EAST 3145	\$2,400,000	10/03/2023
3	1 Glentilt Rd GLEN IRIS 3146	\$2,250,000	18/02/2023

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:

18/07/2023 09:58









Property Type: House Agent Comments

**Indicative Selling Price** \$2,200,000 - \$2,400,000 Median House Price Year ending June 2023: \$2,450,000

# **Comparable Properties**



1702 Malvern Rd GLEN IRIS 3146 (REI/VG)

20 Allenby Av MALVERN EAST 3145 (REI)



Price: \$2,505,000 Method: Private Sale Date: 17/02/2023 Property Type: House Land Size: 708 sqm approx

Agent Comments

Agent Comments





Price: \$2,400,000 Method: Private Sale Date: 10/03/2023 Property Type: House Land Size: 765 sqm approx

1 Glentilt Rd GLEN IRIS 3146 (REI/VG)



Agent Comments



Price: \$2,250,000 Method: Auction Sale Date: 18/02/2023 Property Type: House (Res) Land Size: 641 sqm approx

#### Account - Jellis Craig | P: 03 9864 5000



propertydata

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