

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

61 Renwick Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,300,000 & \$3,500,000

Median sale price

Median price \$2,437,500 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 30/06/2023 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	59 Martin Rd GLEN IRIS 3146	\$3,600,000	24/02/2023
2	11 Watson St GLEN IRIS 3146	\$3,510,000	25/02/2023
3	4 Watson St GLEN IRIS 3146	\$3,500,000	20/05/2023

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:

07/08/2023 16:20



Property Type: House
Land Size: 585 sqm approx

Agent Comments

Contemporary design, luxury living and an idyllic location form the ultimate partnership for a family lifestyle in the heart of Glen Iris.

Indicative Selling Price
\$3,300,000 - \$3,500,000

Median House Price
June quarter 2023: \$2,437,500

Comparable Properties



59 Martin Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$3,600,000
Method: Sold Before Auction
Date: 24/02/2023
Property Type: House (Res)
Land Size: 747 sqm approx



11 Watson St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$3,510,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 585 sqm approx



4 Watson St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$3,500,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)