

# 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

65 Brandon Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$2,393,000 Property Type House Suburb Glen Iris

Period - From 01/01/2024 to 31/03/2024 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	13 Clonarg St GLEN IRIS 3146	\$1,986,000	18/11/2023
2	43 Outlook Dr CAMBERWELL 3124	\$1,920,000	17/02/2024
3			

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: 16/04/2024 18:26



 3  2  2

**Property Type:** House

**Land Size:** 650 sqm approx

**Agent Comments**

In the tightly held Summerhill Estate directly opposite Ferndale Trails, this charming 1940s home offers an exciting gateway to one of Glen Iris' most coveted family lifestyles.

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

March quarter 2024: \$2,393,000

## Comparable Properties



13 Clonarg St GLEN IRIS 3146 (REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$1,986,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 649 sqm approx



43 Outlook Dr CAMBERWELL 3124 (REI/VG)

**Agent Comments**

 3  2  3

**Price:** \$1,920,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 665 sqm approx

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.