

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

69 Rowen Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,492,500 Property Type House Suburb Glen Iris

Period - From 01/01/2023 to 31/12/2023 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	9 Rowen St GLEN IRIS 3146	\$2,790,000	03/11/2023
2	34 Bath Rd GLEN IRIS 3146	\$2,600,000	17/02/2024
3	68 Madeline St GLEN IRIS 3146	\$2,586,000	17/02/2024

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:

21/02/2024 14:00



4 2 3

Property Type: House (Res)

Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

Year ending December 2023: \$2,492,500

Comparable Properties



9 Rowen St GLEN IRIS 3146 (REI/VG)

Agent Comments

5 3 3

Price: \$2,790,000

Method: Sold Before Auction

Date: 03/11/2023

Property Type: House (Res)

Land Size: 623 sqm approx



34 Bath Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 4

Price: \$2,600,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 690 sqm approx



68 Madeline St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,586,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 620 sqm approx

Account - Marshall White | P: 03 9822 9999