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 69 Rowen Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$2,500,000		&		\$2,700,000			
Median sale p	rice							
Median price	\$2,492,500	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/01/2023	to	31/12/2023		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	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

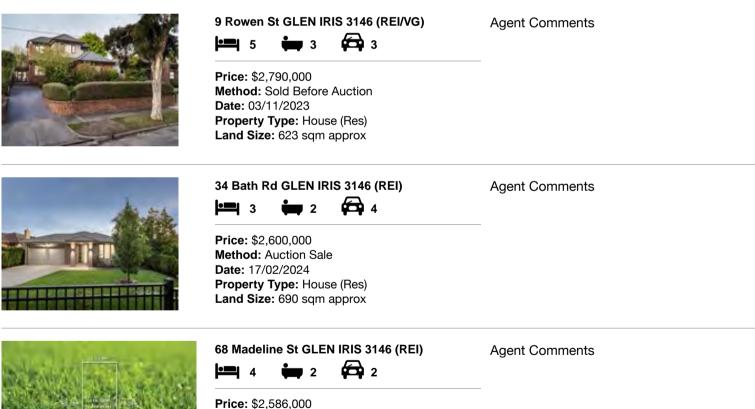






Property Type: House (Res) **Land Size:** 622 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price Year ending December 2023: \$2,492,500

Comparable Properties



Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 620 sqm approx

Account - Marshall White | P: 03 9822 9999



property data

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