Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	8/59 Glen Iris Road, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$747,500	Pro	perty Type	Unit		Suburb	Glen Iris
Period - From	01/10/2022	to	30/09/2023		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

	aress of comparable property	1 1100	Date of Sale
1	3/76 Glen Iris Rd GLEN IRIS 3146	\$917,500	09/09/2023
2	1/10 Ruyton St CAMBERWELL 3124	\$875,000	26/08/2023
3	3/9 Glencairn Av CAMBERWELL 3124	\$802,000	12/09/2023

OR

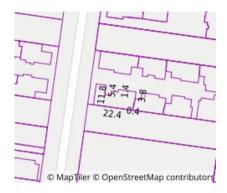
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/10/2023 13:46



Date of sale







Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending September 2023: \$747,500

Comparable Properties



3/76 Glen Iris Rd GLEN IRIS 3146 (REI)

2



6 1

Price: \$917,500 Method: Auction Sale Date: 09/09/2023

Property Type: Villa

Agent Comments



1/10 Ruyton St CAMBERWELL 3124 (REI)

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Price: \$875,000 Method: Auction Sale Date: 26/08/2023 Property Type: Unit **Agent Comments**



3/9 Glencairn Av CAMBERWELL 3124 (REI)





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Price: \$802,000 Method: Private Sale Date: 12/09/2023 Property Type: Unit **Agent Comments**

Account - Marshall White | P: 03 9822 9999



