

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

8/59 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$747,500 Property 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	Price	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



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)

Agent Comments



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



1/10 Ruyton St CAMBERWELL 3124 (REI)

Agent Comments



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



3/9 Glencairn Av CAMBERWELL 3124 (REI)

Agent Comments



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

Account - Marshall White | P: 03 9822 9999