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

9 Hyslop 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	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$2,472,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/10/2023	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4a Morey St CAMBERWELL 3124	\$1,314,000	25/11/2023
2	1/4 Straughan St GLEN IRIS 3146	\$1,202,000	18/11/2023
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:

08/02/2024 11:19



9 Hyslop Street, Glen Iris Vic 3146



zali@shelterrealestate.com.au

December guarter 2023: \$2,472,000

Indicative Selling Price \$1,200,000 - \$1,300,000

Median House Price

Zali Reynolds 03 9889 3990 0422 576 049

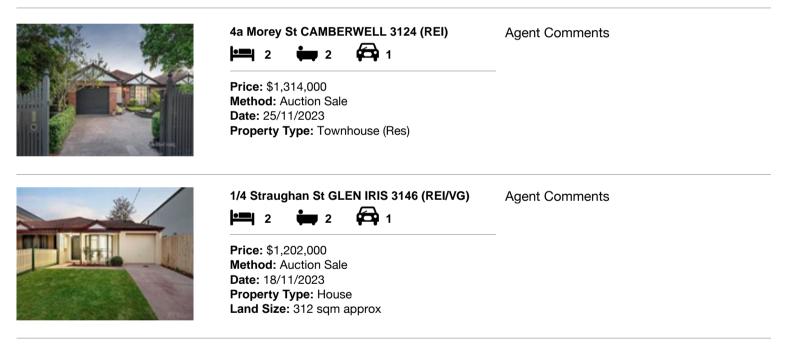


Rooms: 5 Property Type: House (Res) Land Size: 355 sqm approx

Agent Comments

Positioned back from the street and enjoying the peace, privacy and visiting birdlife that comes with an established garden, the allure of this charismatic clinker brick period home is as much about its enviable setting as it is the warm and welcoming first impression.

Comparable Properties



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.

Account - Shelter Real Estate | P: 03 9889 3990

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.