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	6/77a Carroll Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,110,000 & $1,200,000

Median sale price

Median price $2,400,000 Property Type House Suburb Glen Iris

Period - From 06/09/2023 to 05/09/2024 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	1/241 Tooronga Rd GLEN IRIS 3146	$1,201,000	22/06/2024
2	1/37 Edgar St GLEN IRIS 3146	$1,136,000	01/06/2024
3	G4/48 Edgar St GLEN IRIS 3146	$1,075,000	10/05/2024

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: 06/09/2024 10:11

6/77a Carroll Crescent, Glen Iris Vic 3146



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 283 sqm approx

Agent Comments

Indicative Selling Price
$1,110,000 - $1,200,000
Median House Price
06/09/2023 - 05/09/2024: $2,400,000

Comparable Properties



1/241 Tooronga Rd GLEN IRIS 3146 (REI/VG)

2 2 1

Price: $1,201,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 190 sqm approx

Agent Comments

smaller block and property but the location is similar.



1/37 Edgar St GLEN IRIS 3146 (REI/VG)

2 1 2

Price: $1,136,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Townhouse (Res)

Agent Comments

smaller block and property.



G4/48 Edgar St GLEN IRIS 3146 (REI/VG)

2 2 1

Price: $1,075,000
Method: Private Sale
Date: 10/05/2024
Property Type: Unit
Land Size: 145 sqm approx

Agent Comments

small property and block but a bit better location.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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