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	22 Saxby Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $2,464,000 Property Type House Suburb Glen Iris

Period - From 20/12/2021 to 19/12/2022 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	80 Pascoe St GLEN IRIS 3146	$1,635,000	03/11/2022
2	63 Liston St GLEN IRIS 3146	$1,865,000	22/10/2022
3	47 Dent St GLEN IRIS 3146	$1,830,000	15/10/2022

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: 20/12/2022 09:07

22 Saxby Road, Glen Iris Vic 3146



3 -

Rooms: 8
Property Type: House
Land Size: 620.58 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
20/12/2021 - 19/12/2022: $2,464,000

Comparable Properties

80 Pascoe St GLEN IRIS 3146 (REI)

3 2 3

Price: $1,635,000
Method:
Date: 03/11/2022
Property Type: House

Agent Comments

63 Liston St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,865,000
Method:
Date: 22/10/2022
Property Type: House

Agent Comments



47 Dent St GLEN IRIS 3146 (REI)

4 2 2

Price: $1,830,000
Method: Auction Sale
Date: 15/10/2022
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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