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	55 Celia Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,800,000 & $3,080,000

Median sale price

Median price $2,125,000 Property Type House Suburb Glen Iris

Period - From 01/10/2019 to 31/12/2019 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	34 Aisbett Av CAMBERWELL 3124	$3,021,000	07/11/2019
2	3 Malvern Av GLEN IRIS 3146	$3,020,000	23/11/2019
3	43 Iris Rd GLEN IRIS 3146	$2,788,000	30/11/2019

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: 02/03/2020 11:45

RT Edgar



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Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,080,000
Median House Price
December quarter 2019: $2,125,000

Comparable Properties



34 Aisbett Av CAMBERWELL 3124 (REI/VG)

4 2 2

Price: $3,021,000
Method: Sold Before Auction
Date: 07/11/2019
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



3 Malvern Av GLEN IRIS 3146 (REI/VG)

5 3 2

Price: $3,020,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 833 sqm approx

Agent Comments



43 Iris Rd GLEN IRIS 3146 (REI/VG)

5 3 2

Price: $2,788,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

REIV propertydata.com.au

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.