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	65 Brandon Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,900,000 & $2,000,000

Median sale price

Median price $2,450,000 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 31/03/2024 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	13 Clonarg St GLEN IRIS 3146	$1,986,000	18/11/2023
2	43 Outlook Dr CAMBERWELL 3124	$1,920,000	17/02/2024
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: 06/05/2024 09:19

65 Brandon Street, Glen Iris Vic 3146

shelter. Real Estate
Cameron Edgoose
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3 3 3

Property Type: House
Land Size: 650 sqm approx

Indicative Selling Price
$1,900,000 - $2,000,000
Median House Price
Year ending March 2024: $2,450,000

Agent Comments

On a generous 650sqm (approx), this extended 1940s home provides an instantly appealing family environment with options available to update or renovate (STCA) and create a fine forever family home in this blue chip parkland position.

Comparable Properties



13 Clonarg St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $1,986,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



43 Outlook Dr CAMBERWELL 3124 (REI/VG)

3 2 3

Price: $1,920,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

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.

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