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<br>Including suburb and postcode | 9 Montana Street, Glen Iris Vic 3146 |

## Indicative selling price

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

Single price $3,395,000

## Median sale price

Median price $2,425,000 Property Type House Suburb Glen Iris

Period - From 01/07/2023 to 30/06/2024 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 | 23 Johnston St ASHBURTON 3147 | $2,851,000 | 03/08/2024 |
| 2 | 28 Hazeldine Rd GLEN IRIS 3146 | $3,300,000 | 01/06/2024 |
| 3 | 12 Highgate Gr ASHBURTON 3147 | $3,320,000 | 13/05/2024 |

**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: 17/08/2024 13:14

# 9 Montana Street, Glen Iris Vic 3146



5 4 2

**Property Type:** House
**Land Size:** 697 sqm approx

Agent Comments

**Indicative Selling Price**
$3,395,000
**Median House Price**
Year ending June 2024: $2,425,000

## Comparable Properties



**23 Johnston St ASHBURTON 3147 (REI)**

4 3 2

**Price:** $2,851,000
**Method:** Auction Sale
**Date:** 03/08/2024
**Property Type:** House (Res)
**Land Size:** 703 sqm approx

Agent Comments



**28 Hazeldine Rd GLEN IRIS 3146 (REI/VG)**

4 2 2

**Price:** $3,300,000
**Method:** Auction Sale
**Date:** 01/06/2024
**Property Type:** House (Res)
**Land Size:** 700 sqm approx

Agent Comments



**12 Highgate Gr ASHBURTON 3147 (REI)**

4 2 4

**Price:** $3,320,000
**Method:** Private Sale
**Date:** 13/05/2024
**Property Type:** House
**Land Size:** 778 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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