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	44 Francis Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,000,000 & $2,100,000

Median sale price

Median price $2,472,000 Property Type House Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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	19 Van Ness Av GLEN IRIS 3146	$2,290,000	16/09/2023
2	1/1 Estella St GLEN IRIS 3146	$2,010,000	02/12/2023
3	31 Aitchison Av ASHBURTON 3147	$1,915,000	21/10/2023

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: 09/02/2024 11:30

44 Francis Crescent, Glen Iris Vic 3146

shelter.
Real Estate
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3 2 4

Property Type: Land

Agent Comments

Emanating timeless style infused with an aura of grace and refinement, this luxurious residence has been meticulously maintained, encapsulating an enduring family lifestyle brimming with character and pride.

Indicative Selling Price
$2,000,000 - $2,100,000
Median House Price
December quarter 2023: $2,472,000

Comparable Properties



19 Van Ness Av GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,290,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



1/1 Estella St GLEN IRIS 3146 (REI)

4 3 2

Price: $2,010,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)

Agent Comments



31 Aitchison Av ASHBURTON 3147 (REI/VG)

4 3 4

Price: $1,915,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 433 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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