

# 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

2C Grandview Avenue, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### 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 | 2/19 Alfred Rd GLEN IRIS 3146   | \$1,345,000 | 22/06/2024   |
| 2 | 2/8 Garden Rd CAMBERWELL 3124   | \$1,297,000 | 19/06/2024   |
| 3 | 7/18 Cornell St CAMBERWELL 3124 | \$1,260,000 | 31/05/2024   |

**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:

13/08/2024 11:49



3   2   2

**Rooms:** 3

**Property Type:** Townhouse

**Land Size:** 285 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending June 2024: \$2,425,000

## Comparable Properties



**2/19 Alfred Rd GLEN IRIS 3146 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,345,000

**Method:** Auction Sale

**Date:** 22/06/2024

**Property Type:** Townhouse (Res)



**2/8 Garden Rd CAMBERWELL 3124 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$1,297,000

**Method:** Private Sale

**Date:** 19/06/2024

**Property Type:** Unit



**7/18 Cornell St CAMBERWELL 3124 (REI)**

[Agent Comments](#)

3   2   1

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 31/05/2024

**Property Type:** Unit

**Land Size:** 216 sqm approx