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	37 Nerissa Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $2,420,000 Property Type House Suburb Glen Iris

Period - From 01/04/2024 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	18 Pascoe St GLEN IRIS 3146	$1,836,000	13/08/2024
2	7 Liston St GLEN IRIS 3146	$1,868,000	07/08/2024
3	36 Prosper Pde ASHBURTON 3147	$1,805,000	25/06/2024

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: 30/08/2024 10:21

37 Nerissa Street, Glen Iris Vic 3146

shelter.
Real Estate
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3 1 2

Property Type: House
Land Size: 640 sqm approx

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
June quarter 2024: $2,420,000

Agent Comments

Presenting classic clinker brick charm surrounded by picturesque gardens, this impeccable family home celebrates period details while delivering charismatic light filled living; all in a central locale moments from Ashburton Village and station.

Comparable Properties



18 Pascoe St GLEN IRIS 3146 (REI)

4 2 2

Price: $1,836,000
Method: Private Sale
Date: 13/08/2024
Property Type: House

Agent Comments



7 Liston St GLEN IRIS 3146 (REI)

3 1 2

Price: $1,868,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: House (Res)

Agent Comments



36 Prosper Pde ASHBURTON 3147 (REI/VG)

3 1 3

Price: $1,805,000
Method: Sold Before Auction
Date: 25/06/2024
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

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