

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

69 Ashburton Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

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	24 Denman Av GLEN IRIS 3146	\$2,400,000	10/08/2024
2	23 Johnston St ASHBURTON 3147	\$2,851,000	03/08/2024
3	4 Moonya Rd GLEN IRIS 3146	\$2,595,000	08/06/2024

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:

23/09/2024 13:51



Damien Davis
03 9810 5000
0409 961 264

damiendavis@jellisrcraig.com.au

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

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



5 2 4

Rooms: 7

Property Type: House (Res)

Land Size: 690 sqm approx

Agent Comments

Comparable Properties



24 Denman Av GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,400,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)



23 Johnston St ASHBURTON 3147 (REI)

Agent Comments

4 3 2

Price: \$2,851,000

Method: Auction Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 703 sqm approx



4 Moonya Rd GLEN IRIS 3146 (REI)

Agent Comments

5 2 2

Price: \$2,595,000

Method: Auction Sale

Date: 08/06/2024

Property Type: House (Res)

Land Size: 728 sqm approx

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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