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	1/121 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $1,320,000 Property Type Townhouse Suburb Glen Iris

Period - From 24/10/2023 to 23/10/2024 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	2/1 Belmont Av GLEN IRIS 3146	$984,000	19/10/2024
2	1/14 Dickens St GLEN IRIS 3146	$970,000	10/10/2024
3	7/19 Trent St GLEN IRIS 3146	$1,050,000	02/07/2024

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: 24/10/2024 10:14



2 1 1

Property Type: Townhouse (Single)
Land Size: 254 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median Townhouse Price
24/10/2023 - 23/10/2024: $1,320,000

Comparable Properties



2/1 Belmont Av GLEN IRIS 3146 (REI)

2 1 2

Price: $984,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Unit

Agent Comments



1/14 Dickens St GLEN IRIS 3146 (REI)

2 1 2

Price: $970,000
Method: Sold Before Auction
Date: 10/10/2024
Property Type: Townhouse (Res)
Land Size: 217 sqm approx

Agent Comments



7/19 Trent St GLEN IRIS 3146 (VG)

2 - -

Price: $1,050,000
Method: Sale
Date: 02/07/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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