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	1/16 Creswick Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $1,495,000

Median sale price

Median price $699,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2024 to 30/09/2024 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	7/29 Mercer Rd ARMADALE 3143	$1,527,000	20/11/2024
2	2 Deakin St MALVERN EAST 3145	$1,480,000	10/10/2024
3			

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: 02/12/2024 18:12

1/16 Creswick Street, Glen Iris Vic 3146



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,495,000
Median Unit Price
September quarter 2024: $699,000

Comparable Properties



7/29 Mercer Rd ARMADALE 3143 (REI)

2 2 1

Price: $1,527,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: Apartment

Agent Comments



2 Deakin St MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $1,480,000
Method: Private Sale
Date: 10/10/2024
Property Type: House (Res)
Land Size: 290 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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