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	1/2 Victor Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,340,000 Property Type Townhouse Suburb Glen Iris

Period - From 16/07/2023 to 15/07/2024 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		
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: 16/07/2024 15:53

shelter. Real Estate



3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,300,000 - $1,400,000
Median Townhouse Price
16/07/2023 - 15/07/2024: $1,340,000

Agent Comments

With an impressive street frontage and an exclusive, secure entrance; this striking townhouse presents outstanding indoor and outdoor living and entertaining options with exceptional appointments throughout; all within the gated community of Victoria Mews.

Comparable Properties

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 - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE

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