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<br>Including suburb and postcode | 26 Van Ness Avenue, Glen Iris Vic 3146 |

## Indicative selling price

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

Range between $1,600,000 & $1,700,000

## Median sale price

Median price $2,393,000 Property Type House Suburb Glen Iris

Period - From 01/01/2024 to 31/03/2024 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 | 44 Mills St GLEN IRIS 3146 | $1,710,000 | 11/05/2024 |
| 2 | 22 Lithgow St GLEN IRIS 3146 | $1,615,000 | 25/05/2024 |
| 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: 30/05/2024 16:18

# 26 Van Ness Avenue, Glen Iris Vic 3146

shelter. Real Estate
Mike Millington
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2 1 3

**Property Type:** House
**Land Size:** 606 sqm approx

**Indicative Selling Price**
$1,600,000 - $1,700,000
**Median House Price**
March quarter 2024: $2,393,000

Agent Comments

Behind a picturesque picket fence, discover a fresh blend of period elegance and modern comfort with the impeccable, light and airy home showcasing a well-conceived layout.

## Comparable Properties



**44 Mills St GLEN IRIS 3146 (REI)**

3 1 2

**Price:** $1,710,000
**Method:** Auction Sale
**Date:** 11/05/2024
**Property Type:** House (Res)
**Land Size:** 597 sqm approx

Agent Comments



**22 Lithgow St GLEN IRIS 3146 (REI)**

3 1 2

**Price:** $1,615,000
**Method:** Auction Sale
**Date:** 25/05/2024
**Property Type:** House (Res)
**Land Size:** 613 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.



REIV THE DIFFERENCE | propertydata.com.au

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