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	2 Dion Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,370,000 Property Type House Suburb Glen Iris

Period - From 01/10/2023 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	132 Glen Iris Rd GLEN IRIS 3146	$2,175,000	21/09/2024
2	8 Muswell Hill GLEN IRIS 3146	$2,200,000	15/09/2024
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: 04/11/2024 10:51

2 Dion Street, Glen Iris Vic 3146

shelter. Real Estate
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4 2 2

Rooms: 7
Property Type: House
Land Size: 998 sqm approx

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending September 2024: $2,370,000

Agent Comments

Renovated and extended with sensational indoor-outdoor connection throughout, this brick home delivers a functional floorplan designed for growing families to thrive in.

Comparable Properties



132 Glen Iris Rd GLEN IRIS 3146 (REI)

4 3 3

Price: $2,175,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments

8 Muswell Hill GLEN IRIS 3146 (VG)

3 - -

Price: $2,200,000
Method: Sale
Date: 15/09/2024
Property Type: House (Res)
Land Size: 704 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.

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