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	61 Pascoe Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,100,000

Median sale price

Median price $2,240,000 Property Type House 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	68 Hortense St GLEN IRIS 3146	$2,300,000	19/10/2024
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: 02/12/2024 12:19

61 Pascoe Street, Glen Iris Vic 3146

shelter.
Real Estate
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4 2 2

Property Type: House (Res)
Land Size: 622 sqm approx

Indicative Selling Price
$2,100,000
Median House Price
September quarter 2024: $2,240,000

Agent Comments

Step into timeless elegance with this enchanting period home, a celebration of Art Deco charm and excellent family living. Beautifully maintained and move-in ready, this tightly held double-storey clinker-brick residence has been cherished by the same family since 1972.

Comparable Properties

68 Hortense St GLEN IRIS 3146 (REI)

4 2 3

Price: $2,300,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

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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