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	11 Mont Iris Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,400,000 & $2,600,000

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	8 Beatrice St GLEN IRIS 3146	$2,560,000	28/08/2024
2	5 Lurnea Rd GLEN IRIS 3146	$2,695,000	03/08/2024
3	64 Florizel St GLEN IRIS 3146	$2,768,000	18/06/2024

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 10:43

11 Mont Iris Avenue, Glen Iris Vic 3146

shelter. Real Estate
Todd Braggins
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4 2 3

Rooms: 6
Property Type: House (Res)
Land Size: 743 sqm approx

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending September 2024: $2,370,000

Agent Comments

Graceful with consideration given to sustainability, this evocative Californian embraced by private leafy vistas proudly retains its charm whilst adapting to modern family living.

Comparable Properties



8 Beatrice St GLEN IRIS 3146 (REI/VG)

4 3 2

Price: $2,560,000
Method: Sold Before Auction
Date: 28/08/2024
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments



5 Lurnea Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,695,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



64 Florizel St GLEN IRIS 3146 (REI/VG)

4 2 4

Price: $2,768,000
Method: Expression of Interest
Date: 18/06/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE
propertydata.com.au

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