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	33 Grandview Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,510,000 Property Type House Suburb Glen Iris

Period - From 01/01/2022 to 31/03/2022 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	12 Mills St GLEN IRIS 3146	$3,665,000	10/03/2022
2	10 Meyer Rd BURWOOD 3125	$3,590,000	24/03/2022
3	16 Queens Pde GLEN IRIS 3146	$3,150,000	19/03/2022

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: 29/04/2022 16:25

33 Grandview Avenue, Glen Iris Vic 3146

shelter.
Real Estate
Zali Reynolds
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5 4 2

Property Type: House (Res)
Land Size: 756 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
March quarter 2022: $2,510,000

Comparable Properties



12 Mills St GLEN IRIS 3146 (REI)

5 2 2

Price: $3,665,000
Method: Sold Before Auction
Date: 10/03/2022
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments



10 Meyer Rd BURWOOD 3125 (REI)

4 4 2

Price: $3,590,000
Method: Auction Sale
Date: 24/03/2022
Property Type: House (Res)
Land Size: 714 sqm approx

Agent Comments



16 Queens Pde GLEN IRIS 3146 (REI)

4 3 3

Price: $3,150,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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