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	7 Pascoe Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $2,450,000 Property Type House Suburb Glen Iris

Period - From 01/04/2022 to 30/06/2022 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	56 Fakenham Rd ASHBURTON 3147	$1,826,000	04/04/2022
2	77 Rowen St GLEN IRIS 3146	$1,680,000	05/05/2022
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: 29/08/2022 15:57

7 Pascoe Street, Glen Iris Vic 3146

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3 1 2

Property Type: House
Land Size: 710 sqm approx

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
June quarter 2022: $2,450,000

Agent Comments

In a peaceful family pocket with everything a family needs just moments away, opportunity awaits. With a vast 710sqm approx and a rear northern aspect overlooking the lush Liston Street Reserve, this parcel is primed for a new family home or redevelopment (STCA).

Comparable Properties



56 Fakenham Rd ASHBURTON 3147 (REI)

2 1 3

Price: $1,826,000
Method: Private Sale
Date: 04/04/2022
Property Type: House
Land Size: 741 sqm approx

Agent Comments



77 Rowen St GLEN IRIS 3146 (REI/VG)

3 1 1

Price: $1,680,000
Method: Sold Before Auction
Date: 05/05/2022
Property Type: House (Res)
Land Size: 618 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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