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	19 Montana Street, 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 $2,450,000 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	33 Grandview Av GLEN IRIS 3146	$3,500,000	28/05/2022
2	40 Gardiner Pde GLEN IRIS 3146	$3,300,000	30/03/2022
3	50 Kerferd Rd GLEN IRIS 3146	$3,175,000	06/03/2022

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: 16/08/2022 08:37

19 Montana Street, Glen Iris Vic 3146

shelter. Real Estate
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5 3 3

Rooms: 9
Property Type: House (Res)
Land Size: 696 sqm approx

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
June quarter 2022: $2,450,000

Agent Comments

Quintessential contemporary luxury and an idyllic parkland location form the ultimate partnership for family living in this stunning entertainers' home with pool.

Comparable Properties



33 Grandview Av GLEN IRIS 3146 (REI/VG)

5 4 2

Price: $3,500,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 756 sqm approx

Agent Comments



40 Gardiner Pde GLEN IRIS 3146 (REI/VG)

5 4 2

Price: $3,300,000
Method: Private Sale
Date: 30/03/2022
Property Type: House
Land Size: 559 sqm approx

Agent Comments



50 Kerferd Rd GLEN IRIS 3146 (REI/VG)

4 3 2

Price: $3,175,000
Method: Private Sale
Date: 06/03/2022
Property Type: House
Land Size: 557 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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