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<br>Including suburb and postcode | 2 Madeline Street, Glen Iris Vic 3146 |

## Indicative selling price

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

Range between $2,000,000 & $2,200,000

## 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 | 28 Hortense St GLEN IRIS 3146 | $2,300,000 | 02/04/2022 |
| 2 | 153 Glen Iris Rd GLEN IRIS 3146 | $2,203,000 | 19/03/2022 |
| 3 | 3 Baker Pde ASHBURTON 3147 | $2,160,000 | 26/04/2022 |

**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: 05/08/2022 17:23

# 2 Madeline Street, Glen Iris Vic 3146

shelter. Real Estate
Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au




3 2 3

**Property Type:** House
**Land Size:** 627 sqm approx

Agent Comments

**Indicative Selling Price**
$2,000,000 - $2,200,000
**Median House Price**
June quarter 2022: $2,450,000

## Comparable Properties



**28 Hortense St GLEN IRIS 3146 (REI/VG)**

3 2 2

**Price:** $2,300,000
**Method:** Auction Sale
**Date:** 02/04/2022
**Property Type:** House (Res)
**Land Size:** 652 sqm approx

Agent Comments



**153 Glen Iris Rd GLEN IRIS 3146 (REI/VG)**

3 3 1

**Price:** $2,203,000
**Method:** Auction Sale
**Date:** 19/03/2022
**Property Type:** House (Res)
**Land Size:** 650 sqm approx

Agent Comments



**3 Baker Pde ASHBURTON 3147 (REI/VG)**

3 2 3

**Price:** $2,160,000
**Method:** Private Sale
**Date:** 26/04/2022
**Property Type:** House
**Land Size:** 801 sqm approx

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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