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	2 Greendale Road, 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 $2,389,000 Property Type House Suburb Glen Iris

Period - From 01/07/2022 to 30/09/2022 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	6 Mont Iris Av GLEN IRIS 3146	$2,250,000	25/10/2022
2	63 Liston St GLEN IRIS 3146	$1,865,000	22/10/2022
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: 23/11/2022 16:08

2 Greendale Road, Glen Iris Vic 3146

shelter. Real Estate
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3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 674 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
September quarter 2022: $2,389,000

Agent Comments

This brick period home's comfortable family spaces are matched by exciting potential to renovate or rebuild on a generous 674sqm (approx.) parcel.

Comparable Properties



6 Mont Iris Av GLEN IRIS 3146 (REI)

4 2 2

Price: $2,250,000
Method: Private Sale
Date: 25/10/2022
Property Type: House
Land Size: 780 sqm approx

Agent Comments



63 Liston St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,865,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 622 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.

REIV THE DIFFERENCE
propertydata.com.au

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