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	83 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,550,500 Property Type House Suburb Glen Iris

Period - From 01/01/2023 to 31/03/2023 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	2 Greendale Rd GLEN IRIS 3146	$2,150,000	10/12/2022
2	65 Welfare Pde GLEN IRIS 3146	$1,990,000	03/01/2023
3	940 Toorak Rd CAMBERWELL 3124	$1,898,000	15/02/2023

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: 18/04/2023 11:28

83 High Street, Glen Iris Vic 3146

shelter. Real Estate
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3 2 2

Rooms: 7
Property Type: House
Land Size: 752 sqm approx

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
March quarter 2023: $2,550,500

Agent Comments

On substantial 752sqm (approx.) with north facing rear, this comfortable 1920's home provides outstanding scope to renovate, build a brand-new luxury home or development (STCA).

Comparable Properties



2 Greendale Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,150,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments



65 Welfare Pde GLEN IRIS 3146 (REI)

4 2 2

Price: $1,990,000
Method: Private Sale
Date: 03/01/2023
Property Type: House
Land Size: 903 sqm approx

Agent Comments



940 Toorak Rd CAMBERWELL 3124 (REI)

4 1 4

Price: $1,898,000
Method: Sold Before Auction
Date: 15/02/2023
Property Type: House (Res)
Land Size: 817 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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