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 | 56 Brandon Street, Glen Iris Vic 3146 |

## Indicative selling price

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

Single price $2,198,000

## Median sale price

Median price $2,437,500 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 30/06/2023 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 | 19 Walerna Rd GLEN IRIS 3146 | $2,135,000 | 18/03/2023 |
| 2 | 23 Florizel St GLEN IRIS 3146 | $2,000,000 | 18/03/2023 |
| 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: 11/08/2023 13:07

# 56 Brandon Street, Glen Iris Vic 3146

shelter. Real Estate
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3 2 3

**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 650 sqm approx

**Indicative Selling Price**
$2,198,000
**Median House Price**
June quarter 2023: $2,437,500

Agent Comments

Elegantly embodying the timeless allure of Art Deco inspiration, this captivating circa 1940's clinker residence exudes charm in an unparalleled setting enveloped by a canopy of mature trees.

## Comparable Properties



**19 Walerna Rd GLEN IRIS 3146 (REI/VG)**

3 1 1

**Price:** $2,135,000
**Method:** Auction Sale
**Date:** 18/03/2023
**Property Type:** House (Res)
**Land Size:** 697 sqm approx

Agent Comments



**23 Florizel St GLEN IRIS 3146 (REI/VG)**

3 1 2

**Price:** $2,000,000
**Method:** Auction Sale
**Date:** 18/03/2023
**Property Type:** House (Res)
**Land Size:** 650 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
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