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	2/10 Van Ness Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $635,000 Property Type Unit 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	1/12 Dickens St GLEN IRIS 3146	$1,080,000	25/02/2023
2	1/4 Hillside Pde GLEN IRIS 3146	$961,000	17/05/2023
3	3/7 Peace St GLEN IRIS 3146	$931,000	20/05/2023

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: 29/05/2023 16:07

2/10 Van Ness Avenue, Glen Iris Vic 3146

shelter. Real Estate
Manae McInnes
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3 1 2

Rooms: 4
Property Type: Unit
Land Size: 193 sqm approx

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
March quarter 2023: $635,000

Agent Comments

In a first-class position nestled in a boutique group of only 4, this beautifully refreshed single-level villa provides an enviable lifestyle of modern chic and ease.

Comparable Properties



1/12 Dickens St GLEN IRIS 3146 (REI/VG)

2 1 2

Price: $1,080,000
Method: Auction Sale
Date: 25/02/2023
Property Type: Unit

Agent Comments



1/4 Hillside Pde GLEN IRIS 3146 (REI)

2 1 1

Price: $961,000
Method: Sold Before Auction
Date: 17/05/2023
Property Type: Unit

Agent Comments



3/7 Peace St GLEN IRIS 3146 (REI)

3 1 2

Price: $931,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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