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	11 Parkin Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $1,358,000

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	185 Finch St GLEN IRIS 3146	$1,449,000	08/07/2023
2	16 Clifton Rd HAWTHORN EAST 3123	$1,410,000	03/06/2023
3	73 Iris Rd GLEN IRIS 3146	$1,310,000	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: 14/08/2023 11:00

11 Parkin Street, Glen Iris Vic 3146

shelter. Real Estate
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2 1 1

Property Type: House
Land Size: 338 sqm approx

Indicative Selling Price
$1,358,000
Median House Price
June quarter 2023: $2,437,500

Agent Comments

Step into a world of timeless elegance & untapped potential with this largely original semi-detached Art Deco gem. This exceptional blank canvas exudes a sense of history, & now, the opportunity for further greatness awaits.

Comparable Properties



185 Finch St GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,449,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 270 sqm approx

Agent Comments



16 Clifton Rd HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,410,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Townhouse (Res)
Land Size: 262 sqm approx

Agent Comments



73 Iris Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $1,310,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 403 sqm approx

Agent Comments

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