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	3 Faircroft Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $2,450,000 Property Type House Suburb Glen Iris

Period - From 01/07/2023 to 30/09/2023 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	10 Nepean St GLEN IRIS 3146	$1,125,000	14/09/2023
2	4/14 Donna Buang St CAMBERWELL 3124	$1,101,000	10/10/2023
3	48 Essex St GLEN IRIS 3146	$1,010,000	24/05/2023

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: 09/11/2023 18:09

3 Faircroft Avenue, Glen Iris Vic 3146

shelter. Real Estate
Dean Brooks
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2 1 1

Rooms: 5
Property Type: House
Land Size: 277 sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2023: $2,450,000

Agent Comments

Step into a world of vintage charm displayed by this captivating semi-detached Art Deco residence, and you'll be transported to an era of grace and elegance.

Comparable Properties

10 Nepean St GLEN IRIS 3146 (VG)

3 - -

Price: $1,125,000
Method: Sale
Date: 14/09/2023
Property Type: House - Attached House N.E.C.
Land Size: 332 sqm approx

Agent Comments



4/14 Donna Buang St CAMBERWELL 3124 (REI)

3 1 2

Price: $1,101,000
Method: Sold Before Auction
Date: 10/10/2023
Property Type: House (Res)

Agent Comments



48 Essex St GLEN IRIS 3146 (REI)

2 2 2

Price: $1,010,000
Method: Private Sale
Date: 24/05/2023
Property Type: House

Agent Comments

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