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	43a Howard Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,789,000

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	1/15 Vernon St GLEN IRIS 3146	$2,905,000	22/04/2023
2	25A Irymple Av GLEN IRIS 3146	$2,870,000	12/08/2023
3	26 Rosedale Rd GLEN IRIS 3146	$2,650,000	24/06/2023

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: 18/09/2023 16:33

43a Howard Street, Glen Iris Vic 3146

shelter. Real Estate
Steve Koutsantonis
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3 2 2

Property Type: Townhouse (Res)
Land Size: 426 sqm approx

Indicative Selling Price
$2,789,000
Median House Price
June quarter 2023: $2,437,500

Agent Comments

Sophisticated style, select finishes and significant space create a luxurious family living environment in this exceptional three bedroom plus study executive home. Set behind its own landscaped street frontage on one of Glen Iris's peaceful tree lined streets.

Comparable Properties



1/15 Vernon St GLEN IRIS 3146 (REI/VG)

4 3 4

Price: $2,905,000
Method: Private Sale
Date: 22/04/2023
Property Type: Townhouse (Res)

Agent Comments



25A Irymple Av GLEN IRIS 3146 (REI)

4 3 2

Price: $2,870,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)

Agent Comments



26 Rosedale Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,650,000
Method: Private Sale
Date: 24/06/2023
Property Type: House
Land Size: 369 sqm approx

Agent Comments

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