

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

3a Viva Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$2,620,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2021

to 30/06/2021

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	2/5 Allenby Av GLEN IRIS 3146	\$1,330,000	27/05/2021
2	4/9 Lysterville Av MALVERN 3144	\$1,400,000	13/03/2021
3	4/23 Scott Gr GLEN IRIS 3146	\$1,341,000	19/02/2021

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:

26/07/2021 12:21



 3  2  1

Rooms: 5
Property Type: House
Land Size: 304 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 June quarter 2021: \$2,620,000

Comparable Properties



2/5 Allenby Av GLEN IRIS 3146 (REI)

Agent Comments

 3  2  1

Price: \$1,330,000
Method: Sold Before Auction
Date: 27/05/2021
Property Type: Unit



4/9 Lysterville Av MALVERN 3144 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,400,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Townhouse (Res)



4/23 Scott Gr GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,341,000
Method: Private Sale
Date: 19/02/2021
Property Type: Unit