

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

16 Peace Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$3,500,000

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	71 Valley Pde GLEN IRIS 3146	\$3,215,000	22/07/2023
2	10 Valency Rd GLEN IRIS 3146	\$3,019,000	29/10/2023
3	14 Malvern Av GLEN IRIS 3146	\$2,950,000	11/09/2023

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:

18/11/2023 13:40



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Property Type: House
Land Size: 1060 sqm approx
Agent Comments

Indicative Selling Price
 \$3,500,000
Median House Price
 September quarter 2023: \$2,450,000

Comparable Properties



71 Valley Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

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 3

Price: \$3,215,000
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 939 sqm approx



10 Valency Rd GLEN IRIS 3146 (REI)

Agent Comments

4
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 2

Price: \$3,019,000
Method: Auction Sale
Date: 29/10/2023
Property Type: House (Res)
Land Size: 842 sqm approx



14 Malvern Av GLEN IRIS 3146 (REI)

Agent Comments

3
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 2

Price: \$2,950,000
Method: Sold Before Auction
Date: 11/09/2023
Property Type: House (Res)
Land Size: 885 sqm approx

Account - Marshall White | P: 03 9822 9999