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	8/120 High Street, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,3	10,000 Pro	operty Type	Townhouse		Suburb	Glen Iris
Period - From 09/12	2/2023 to	08/12/2024	S	ource	Property	v Data

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 1/120 High St GLEN IRIS 3146 \$1,650,000 14/09/2024

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2	1a Kardinia Rd GLEN IRIS 3146	\$1,750,000	03/08/2024
3	1/24 Dickens St GLEN IRIS 3146	\$1,730,000	27/07/2024

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:	09/12/2024 09:08





Christine Arazi 03 9889 3990 0409 231 653

Indicative Selling Price \$1,650,000

christine@shelterrealestate.com.au

09/12/2023 - 08/12/2024: \$1,310,000 **Agent Comments**

Property Type: Townhouse (Res) **Median Townhouse Price**



Stately and refined, this impressive double storey residence boasts its own street frontage to Mont Iris Avenue and delivers expansive light-filled proportions in an elite lifestyle location, moments from the first-class amenities and leafy environs of sought after Glen Iris.

Comparable Properties



1/120 High St GLEN IRIS 3146 (REI)



Price: \$1,650,000 Method: Auction Sale Date: 14/09/2024

Property Type: Townhouse (Res)

Agent Comments

1a Kardinia Rd GLEN IRIS 3146 (REI/VG)







Agent Comments

Price: \$1,750,000 Method: Auction Sale Date: 03/08/2024

Property Type: Townhouse (Res) Land Size: 301 sqm approx



1/24 Dickens St GLEN IRIS 3146 (REI/VG)

Price: \$1,730,000

Method: Sold Before Auction

Date: 27/07/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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