## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 35 Pascoe Street, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,300,000		&		\$3,600,000			
Median sale p	rice							
Median price	\$2,472,000	Pro	operty Type House		ISE	e		Glen Iris
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	13 Renwick St GLEN IRIS 3146	\$3,535,000	26/10/2023
2	9 Seaton St GLEN IRIS 3146	\$3,305,000	21/10/2023
3			

OR

**B**<sup>\*</sup> 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:

06/02/2024 10:11



35 Pascoe Street, Glen Iris Vic 3146



Zali Reynolds 03 9889 3990 0422 576 049



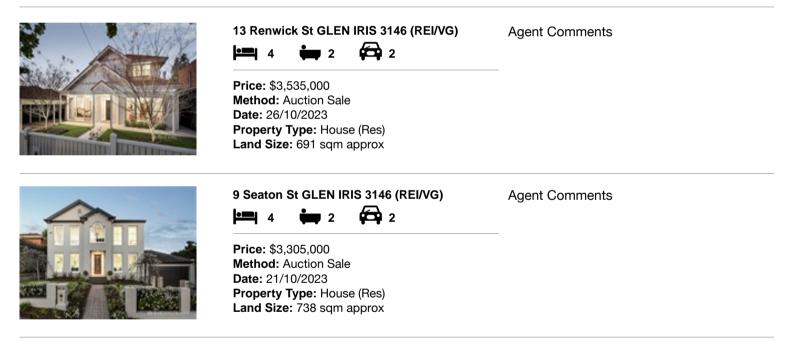


Property Type: House Land Size: 623 sqm approx Agent Comments Indicative Selling Price \$3,300,000 - \$3,600,000 Median House Price December quarter 2023: \$2,472,000

zali@shelterrealestate.com.au

Introducing a modern masterpiece in Glen Iris by Carter Grange. This brand-new home seamlessly blends sophistication, comfort, and functionality with 5 bedrooms, 3 bathrooms, a double garage, and a dedicated home office-a haven for families seeking contemporary design and refined living.

# **Comparable Properties**



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.

Account - Shelter Real Estate | P: 03 9889 3990

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