

# 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

35 Pascoe Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,300,000 & \$3,600,000

### Median sale price

Median price \$2,472,000 Property Type House Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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	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\* 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



**Property Type:** House

**Land Size:** 623 sqm approx

**Agent Comments**

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.

**Indicative Selling Price**

\$3,300,000 - \$3,600,000

**Median House Price**

December quarter 2023: \$2,472,000

## Comparable Properties



**13 Renwick St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$3,535,000

**Method:** Auction Sale

**Date:** 26/10/2023

**Property Type:** House (Res)

**Land Size:** 691 sqm approx



**9 Seaton St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$3,305,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 738 sqm approx

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.