

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	11 Muswell Hill, Glen Iris, VIC 3146
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Indicative selling price

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

Single price		or range between	\$2,800,000	&	\$3,050,000
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Median sale price

Median price	\$2,425,000	Property type	House	Suburb	Glen Iris
Period - From	14/09/2023	to	13/09/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	90 Great Valley Rd, Glen Iris Vic	\$2,730,000	07/09/2024
2	54 Florizel St, Glen Iris Vic	\$2,880,000	17/08/2024
3	18 Britten St, Glen Iris Vic	\$3,168,000	22/05/2024

This Statement of Information was prepared on: 14/09/2024

