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	17 Van Ness Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,250,000 & $2,350,000

Median sale price

Median price $2,280,000 Property Type House Suburb Glen Iris

Period - From 01/10/2022 to 31/12/2022 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	2 Bickleigh St GLEN IRIS 3146	$2,335,000	01/04/2023
2	1 Glentilt Rd GLEN IRIS 3146	$2,250,000	18/02/2023
3	47 Great Valley Rd GLEN IRIS 3146	$2,220,000	18/02/2023

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: 07/04/2023 08:26

17 Van Ness Avenue, Glen Iris Vic 3146

JA CAIN

4 2 4

Property Type: House

Agent Comments

Indicative Selling Price
$2,250,000 - $2,350,000
Median House Price
December quarter 2022: $2,280,000

Comparable Properties

2 Bickleigh St GLEN IRIS 3146 (REI)

4 2 2

Price: $2,335,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments

1 Glentilt Rd GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,250,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments

47 Great Valley Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,220,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999

REIV THE DIFFERENCE

propertydata.com.au

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