

## 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

3/2 JUNE CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 6/10-12 TENNYSON STREET MALVERN EAST VIC 3145 | \$807,000 | 17-Feb-22 |
| 3/2A OAK GROVE MALVERN EAST VIC 3145          | \$815,000 | 09-Jun-22 |
| 204/2055 MALVERN ROAD MALVERN EAST VIC 3145   | \$800,000 | 29-Apr-22 |

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 6 months.

This Statement of Information was prepared on: 25 July 2022

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**6/10-12 TENNYSON STREET  
MALVERN EAST VIC 3145**

2 1 2

Sold Price **\$807,000** Sold Date **17-Feb-22**

Distance **1.68km**



**3/2A OAK GROVE MALVERN EAST  
VIC 3145**

3 2 2

Sold Price **\$815,000** Sold Date **09-Jun-22**

Distance **1.5km**



**204/2055 MALVERN ROAD  
MALVERN EAST VIC 3145**

3 2 2

Sold Price **\$800,000** Sold Date **29-Apr-22**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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