

# 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

6 Lurnea Road, 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 \$2,400,000

&

\$2,600,000

### Median sale price

Median price \$2,430,000

Property Type House

Suburb Glen Iris

Period - From 01/07/2021

to

30/09/2021

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	26 Bella Vista Rd GLEN IRIS 3146	\$2,650,000	18/10/2021
2	10 Hilltop Av GLEN IRIS 3146	\$2,615,000	04/10/2021
3	115 High St GLEN IRIS 3146	\$2,305,000	17/11/2021

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:

26/11/2021 09:59



 3  2  2

**Property Type:** House  
**Land Size:** 714 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
September quarter 2021: \$2,430,000

## Comparable Properties



**26 Bella Vista Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$2,650,000  
**Method:** Auction Sale  
**Date:** 18/10/2021  
**Property Type:** House  
**Land Size:** 678 sqm approx



**10 Hilltop Av GLEN IRIS 3146 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$2,615,000  
**Method:** Sold Before Auction  
**Date:** 04/10/2021  
**Property Type:** House (Res)  
**Land Size:** 717 sqm approx



**115 High St GLEN IRIS 3146 (REI)**

**Agent Comments**

 5  4  2

**Price:** \$2,305,000  
**Method:** Auction Sale  
**Date:** 17/11/2021  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199