

# 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

4/23 Alfred 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 \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,275,000

Property Type Townhouse

Suburb Glen Iris

Period - From 18/09/2020

to

17/09/2021

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	3/16-18 Vannam Dr ASHWOOD 3147	\$1,400,000	13/05/2021
2	1/11 May Park Av ASHWOOD 3147	\$1,325,000	04/05/2021
3	1/48 Summerhill Rd GLEN IRIS 3146	\$1,300,000	06/05/2021

**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:

18/09/2021 10:21



 3    2    2

**Rooms:** 5

**Property Type:** House (Res)

**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Townhouse Price**

18/09/2020 - 17/09/2021: \$1,275,000

## Comparable Properties

**3/16-18 Vannam Dr ASHWOOD 3147 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 13/05/2021

**Property Type:** Townhouse (Res)



**1/11 May Park Av ASHWOOD 3147 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 04/05/2021

**Property Type:** Townhouse (Single)

**1/48 Summerhill Rd GLEN IRIS 3146 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$1,300,000

**Method:** Sale

**Date:** 06/05/2021

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Philip Webb**