

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

5 Courang Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$2,370,000

Property Type House

Suburb Glen Iris

Period - From 01/10/2023

to 30/09/2024

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	21 Hope St GLEN IRIS 3146	\$2,925,000	26/10/2024
2	18 Hazeldine Rd GLEN IRIS 3146	\$2,900,000	26/08/2024
3	23 Johnston St ASHBURTON 3147	\$2,851,000	03/08/2024

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:

15/11/2024 11:23



Property Type:
Divorce/Estate/Family Transfers
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,500,000
Median House Price
Year ending September 2024: \$2,370,000

Comparable Properties



21 Hope St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,925,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)



18 Hazeldine Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,900,000
Method: Private Sale
Date: 26/08/2024
Property Type: House (Res)
Land Size: 699 sqm approx



23 Johnston St ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$2,851,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 703 sqm approx

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