

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

272 Warrigal Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,972,500

Property Type House

Suburb Glen Iris

Period - From 01/07/2020

to

30/09/2020

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	4 Keltie St GLEN IRIS 3146	\$1,645,000	24/07/2020
2	4 Patterson Av BURWOOD 3125	\$1,500,000	23/09/2020
3	39 Warner Av ASHBURTON 3147	\$1,500,000	21/11/2020

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:

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Property Type: Land
Land Size: 835 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
September quarter 2020: \$1,972,500

Comparable Properties



4 Keltie St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,645,000
Method: Sold Before Auction
Date: 24/07/2020
Rooms: 5
Property Type: House (Res)
Land Size: 655 sqm approx



4 Patterson Av BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 23/09/2020
Property Type: House
Land Size: 760 sqm approx



39 Warner Av ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 601 sqm approx