Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 272 Warrigal Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,972,500	Pro	operty Type	Ηοι	ise		Suburb	Glen Iris
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Add	dress 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:

06/01/2021 11:29



272 Warrigal Road, Glen Iris Vic 3146



Mark Li 0423 780 916 Mark.Li@vicprop.com.au





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) **6** 2 **-** 3

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

Agent Comments



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

1 4



39 Warner Av ASHBURTON 3147 (REI)

4 Patterson Av BURWOOD 3125 (REI/VG)

1



Agent Comments

Agent Comments

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

Account - VICPROP



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.