

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

1 Victor Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,950,000

&

\$4,250,000

Median sale price

Median price \$2,492,500

Property Type House

Suburb Glen Iris

Period - From 01/01/2023

to 31/12/2023

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	8 Bourne Rd GLEN IRIS 3146	\$4,100,000	19/08/2023
2	33 Dent St GLEN IRIS 3146	\$4,000,000	20/11/2023
3	114 Summerhill Rd GLEN IRIS 3146	\$3,961,000	28/10/2023

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:

01/02/2024 13:31



5 4 3

Property Type: House
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price
\$3,950,000 - \$4,250,000
Median House Price
Year ending December 2023: \$2,492,500

Comparable Properties



8 Bourne Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 4

Price: \$4,100,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 650 sqm approx



33 Dent St GLEN IRIS 3146 (REI/VG)

Agent Comments

5 4 2

Price: \$4,000,000
Method: Private Sale
Date: 20/11/2023
Property Type: House
Land Size: 672 sqm approx



114 Summerhill Rd GLEN IRIS 3146 (REI)

Agent Comments

5 5 2

Price: \$3,961,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 803 sqm approx