

# 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

2/1 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 \$780,000 & \$850,000

### Median sale price

Median price \$762,500 Property Type Unit Suburb Glen Iris

Period - From 01/04/2020 to 31/03/2021 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	1/109 Through Rd CAMBERWELL 3124	\$780,000	04/02/2021
2	5/57-59 Glen Iris Rd GLEN IRIS 3146	\$842,500	24/12/2020
3	3/31 Summerhill Rd GLEN IRIS 3146	\$825,000	24/12/2020

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:

23/06/2021 14:40



2 2 2

**Rooms:** 4

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$780,000 - \$850,000

**Median Unit Price**

Year ending March 2021: \$762,500

## Comparable Properties



**1/109 Through Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$780,000

**Method:** Private Sale

**Date:** 04/02/2021

**Property Type:** Unit



**5/57-59 Glen Iris Rd GLEN IRIS 3146 (VG)**

Agent Comments

2 - -

**Price:** \$842,500

**Method:** Sale

**Date:** 24/12/2020

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



**3/31 Summerhill Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$825,000

**Method:** Sold Before Auction

**Date:** 24/12/2020

**Property Type:** Unit