## 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 47 Kerferd Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	veen \$2,000,000		&		\$2,200,000				
Median sale price									
Median price	\$2,322,500	Pro	operty Type	Hou	se		Suburb	Glen Iris	
Period - From	21/10/2020	to	20/10/2021		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	24 King St GLEN IRIS 3146	\$2,200,000	07/10/2021
2	28 Dent St GLEN IRIS 3146	\$2,200,000	07/10/2021
3	389 Burke Rd GLEN IRIS 3146	\$2,113,000	14/10/2021

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:

21/10/2021 21:34







Rooms: 6 Property Type: House Land Size: 649 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price 21/10/2020 - 20/10/2021: \$2,322,500

# **Comparable Properties**

	24 King St GLEN IRIS 3146 (REI) 5 3 2 Price: \$2,200,000 Method: Sold Before Auction Date: 07/10/2021 Property Type: House (Res) Land Size: 612 sqm approx	Agent Comments The existing dwelling at 24 King Street is more substantial than the existing dwelling at 47 Kerferd Road; however, it is on a slightly smaller allotment of land and shares a street with the train line that would negatively affect price.
Different differ	28 Dent St GLEN IRIS 3146 (REI) 3 2 2 1 Price: \$2,200,000 Method: Sold Before Auction Date: 07/10/2021 Property Type: House (Res) Land Size: 613 sqm approx	Agent Comments The existing home is well kept; however, it is a slightly smaller corner allotment on a cut-through road, which can have a negative affect on price.
	389 Burke Rd GLEN IRIS 3146 (REI) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments A well kept home on a similar land size; however, it is located on Burke Road, which can have a negative affect on the result.

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



Propertydata

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Land Size: 639 sqm approx

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