

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

47 Kerferd Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,322,500

Property Type House

Suburb Glen Iris

Period - From 21/10/2020

to

20/10/2021

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	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)



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.



28 Dent St GLEN IRIS 3146 (REI)



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)



Price: \$2,113,000
Method: Auction Sale
Date: 14/10/2021
Property Type: House (Res)
Land Size: 639 sqm approx

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.