

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

37 Bath Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,450,000

Property Type House

Suburb Glen Iris

Period - From 01/07/2023

to

30/09/2023

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	2 Ward St ASHBURTON 3147	\$1,795,000	21/10/2023
2	59 Fairview Av CAMBERWELL 3124	\$1,750,000	12/07/2023
3	14 Lillian St GLEN IRIS 3146	\$1,730,000	08/09/2023

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:

24/10/2023 10:42



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37 Bath Road, Glen Iris

Additional information

Council Rates: \$3158.65 pa (Refer S32)
 Water Rates: \$190pq plus usage (Refer S32)
 Neighbourhood Residential Zone Schedule 3
 Land size: 695sqm approx.
 18m frontage
 1940s brick home
 Sash windows
 Picture rails
 North facing backyard
 Formal lounge & dining
 Large family room
 Ducted heating
 Reverse cycle heating and cooling
 Updated kitchen with gas cooktop
 Updated bathroom
 Carport & oversized single garage

Rental Estimate

\$780 pwk based on current market conditions

Chattels All fixed floor coverings, fixed light fittings and window furnishings as inspected.

Close proximity to

Schools

Ashburton Primary- Fakenham Rd, Ashburton (1.3km)
 Hartwell Primary- Milverton St, Camberwell (1.4km)
 Ashwood High- Vannam Dr, Ashwood (2.6km)
 PLC- Burwood Hwy, Burwood (1.9km)
 Deakin Uni- Burwood Hwy, Burwood (2.6km)

Shops

Burwood Village- Toorak Rd, Glen Iris (900m)
 Ashburton Village- High St, Glen Iris (1.8km)
 Leos Fine Food- Summerhill Rd, Glen Iris (1.7km)
 Chadstone- Warrigal Rd, Malvern East (4.1km)

Parks

Hartwell Sports Ground- Bath Rd, Glen Iris (350m)
 Burwood Reserve- Warrigal Rd, Glen Iris (550m)

Transport

Burwood train station (1.1km)
 Bus 903 Altona to Mordialloc
 Tram 75 Vermont South to Docklands

Settlement 10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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