

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

31 Ranfurly Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,457,500

Property Type House

Suburb Glen Iris

Period - From 18/07/2021

to

17/07/2022

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	12 Grandview Rd GLEN IRIS 3146	\$3,500,000	04/06/2022
2	52 Grant St MALVERN EAST 3145	\$3,071,800	22/06/2022
3			

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:

18/07/2022 10:49



3
 2
 2

Property Type: House
Land Size: 947 approx: sqm
 approx
 Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

18/07/2021 - 17/07/2022: \$2,457,500

Comparable Properties



12 Grandview Rd GLEN IRIS 3146 (REI)

Agent Comments

4
 2
 2

Price: \$3,500,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 836 sqm approx



52 Grant St MALVERN EAST 3145 (REI)

Agent Comments

4
 2
 5

Price: \$3,071,800
Method: Private Sale
Date: 22/06/2022
Property Type: House
Land Size: 836 sqm approx

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.

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