

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

30 Martin Road, Glen Iris Vic 3146

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,890,000

House

X

Unit

Suburb Glen Iris

Period - From 01/07/2018

to

30/09/2018

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	6 Denman Av GLEN IRIS 3146	\$1,310,000	14/05/2018
2	3 King St GLEN IRIS 3146	\$1,270,000	30/10/2018
3	2a Collings St CAMBERWELL 3124	\$1,250,000	26/05/2018

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.



3 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 397 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2018: \$1,890,000

Comparable Properties



6 Denman Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$1,310,000

Method: Sold Before Auction

Date: 14/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 382 sqm approx



3 King St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,270,000

Method: Private Sale

Date: 30/10/2018

Rooms: -

Property Type: House

Land Size: 396 sqm approx



2a Collings St CAMBERWELL 3124 (REI)

Agent Comments

3 1 2

Price: \$1,250,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 404 sqm approx