

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

23 Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,055,000

House

X

Unit

Suburb

Glen Iris

Period - From 01/01/2018

to

31/03/2018

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	17 Nepean St GLEN IRIS 3146	\$2,575,000	03/03/2018
2	41 Summerhill Rd GLEN IRIS 3146	\$2,380,000	24/03/2018
3	47 Ashburton Rd GLEN IRIS 3146	\$2,275,000	29/03/2018

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.



4 2 2

Rooms:

Property Type: House

Land Size: 856 sqm approx

Agent Comments

In a quiet street celebrated for its proximity to private schools, transport, parkland and fabulous shopping, this single-level four-bedroom, two-bathroom plus a study residence with a north-east tropical garden with a heated pool is beautifully appointed and perfectly positioned for family living.

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

March quarter 2018: \$2,055,000

Comparable Properties



17 Nepean St GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

Price: \$2,575,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 8

Property Type: House (Res)

Land Size: 650 sqm approx



41 Summerhill Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,380,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 830 sqm approx



47 Ashburton Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,275,000

Method: Private Sale

Date: 29/03/2018

Rooms: 7

Property Type: House (Res)

Land Size: 771 sqm approx