Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 View Bank Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,500,000		&		\$2,750,000			
Median sale p	rice							
Median price	\$2,078,000	Pro	operty Type	Hous	se		Suburb	Glen Iris
Period - From	01/07/2019	to	30/06/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	7 Great Valley Rd GLEN IRIS 3146	\$2,850,000	12/05/2020
2	36 Erica Av GLEN IRIS 3146	\$2,805,000	23/02/2020
3	53a Maitland St GLEN IRIS 3146	\$2,680,000	29/02/2020

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:

08/08/2020 03:01



RT Edgar



Property Type: House **Land Size:** 646.708 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price Year ending June 2020: \$2,078,000

Comparable Properties





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7 Great Valley Rd GLEN IRIS 3146 (REI/VG)

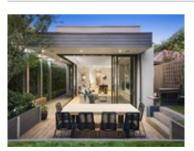
Price: \$2,850,000 Method: Private Sale Date: 12/05/2020 Property Type: House (Res) Land Size: 579 sqm approx

36 Erica Av GLEN IRIS 3146 (REI/VG)

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Price: \$2,805,000 Method: Sold Before Auction Date: 23/02/2020 Property Type: House (Res) Land Size: 641 sqm approx



53a Maitland St GLEN IRIS 3146 (REI)



Price: \$2,680,000 Method: Auction Sale Date: 29/02/2020 Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.