

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

5 View Bank Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,078,000

Property Type House

Suburb Glen Iris

Period - From 01/07/2019

to 30/06/2020

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	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



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



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

Agent Comments



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)

Agent Comments



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)

Agent Comments



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