

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 25 Walerna 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 & \$2,700,000

Median sale price

Median price \$2,620,000 Property type House Suburb Glen Iris

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales

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
45 Aitchison Avenue, Ashburton	\$2,625,000	15/05/2021
1 Denman Avenue, Glen Iris	\$2,720,000	24/04/2021
31 Florizel Street, Glen Iris	\$2,637,500	05/04/2021

This Statement of Information was prepared on: 4 October 2021