

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

50 Kerferd Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$3,300,000

Median sale price

Median price

\$2,550,000

Property Type

House

Suburb

Glen Iris

Period - From

01/10/2021

to

31/12/2021

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	12 Brownell Rd GLEN IRIS 3146	\$3,399,000	20/10/2021
2	7 Glen Iris Rd CAMBERWELL 3124	\$3,350,000	19/02/2022
3	69 St Georges Cr ASHBURTON 3147	\$3,113,000	20/11/2021

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:

28/02/2022 12:39



 4  3  2

Property Type: House (Res)

Land Size: 556 sqm approx

Agent Comments

Indicative Selling Price

\$3,300,000

Median House Price

December quarter 2021: \$2,550,000

Comparable Properties



12 Brownell Rd GLEN IRIS 3146 (REI/VG)

 5  2  2

Price: \$3,399,000

Method: Sold Before Auction

Date: 20/10/2021

Property Type: House (Res)

Land Size: 659 sqm approx

Agent Comments

This property offers similar accommodation and swimming pool. Though it is located on a larger allotment, the existing dwelling is not as modern



7 Glen Iris Rd CAMBERWELL 3124 (REI)

 4  3  3

Price: \$3,350,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

A similar specification on a slightly larger allotment; however, is located on a main thoroughfare.



69 St Georges Cr ASHBURTON 3147 (REI/VG)

 4  3  2

Price: \$3,113,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Offers similar accommodation and a swimming pool. Though the property is located on a larger allotment, it is in Ashburton, which has traditionally not performed as well as Glen Iris on a sqm basis. Also, this property is partly weatherboard which can negatively affect price

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