

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 Fuller Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$2,510,000

Property Type House

Suburb Glen Iris

Period - From 01/01/2022

to 31/03/2022

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	8 Kerferd Rd GLEN IRIS 3146	\$2,316,000	28/02/2022
2	153 Glen Iris Rd GLEN IRIS 3146	\$2,203,000	19/03/2022
3	94 Albion Rd ASHBURTON 3147	\$1,910,000	17/02/2022

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:

20/04/2022 15:45



 3  1  1

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

March quarter 2022: \$2,510,000

At the time that this SOI was created, the agent believed that there had been no sale within 2km over the previous 6-months that was directly comparable in terms of location, condition, zoning/overlays and specification. The agent has added comments to each comparable sale reflecting differences.

Comparable Properties



8 Kerferd Rd GLEN IRIS 3146 (REI)

 4  3  2

Price: \$2,316,000

Method: Private Sale

Date: 28/02/2022

Property Type: House

Land Size: 810 sqm approx

Agent Comments

A recent sale in close vicinity that the agent believes to be mostly land value. The price per square metre achieved is within the agent's quoted range. Though this property does not have a heritage overlay, it is a corner allotment, which can restrict land use.



153 Glen Iris Rd GLEN IRIS 3146 (REI)

 3  3  1

Price: \$2,203,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

A recent sale of a property that has undergone a previous update, but the agent believes requires further work. This property does not have a heritage overlay, but is on a slightly smaller land size and on a main road, which may have had an affect on price.



94 Albion Rd ASHBURTON 3147 (REI)

 3  1  2

Price: \$1,910,000

Method: Auction Sale

Date: 17/02/2022

Property Type: House (Res)

Agent Comments

This property has been well-kept; however, is due for an update/renovation. It does have a heritage overlay, but is also on a slightly smaller allotment. Is has an Ashburton address, which is a suburb where prices are slightly lower than Glen Iris

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