

# 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

33 Ellis Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,500,000

&

\$4,950,000

### Median sale price

Median price \$2,437,500

Property Type House

Suburb Glen Iris

Period - From 01/04/2023

to

30/06/2023

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	379 Glenferrie Rd MALVERN 3144	\$5,380,000	03/06/2023
2	27 Ferncroft Av MALVERN EAST 3145	\$4,781,000	27/05/2023
3			

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:

08/09/2023 15:27



3 1 0

**Property Type:** House  
**Land Size:** 670 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$4,500,000 - \$4,950,000  
**Median House Price**  
 June quarter 2023: \$2,437,500

## Comparable Properties

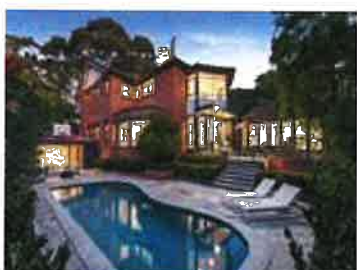


**379 Glenferrie Rd MALVERN 3144 (REI)**

**Agent Comments**

4 4 3

**Price:** \$5,380,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** House (Res)  
**Land Size:** 628 sqm approx



**27 Ferncroft Av MALVERN EAST 3145 (REI)**

**Agent Comments**

5 4 5

**Price:** \$4,781,000  
**Method:** Private Sale  
**Date:** 27/05/2023  
**Property Type:** House

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.