

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

3 Martin Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,700,000

&

\$2,900,000

Median sale price

Median price \$2,510,000

Property Type House

Suburb Glen Iris

Period - From 01/10/2021

to

30/09/2022

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	22 Ferndale Rd GLEN IRIS 3146	\$2,938,000	21/09/2022
2	1 Renwick St GLEN IRIS 3146	\$2,920,000	19/10/2022
3	62 Athelstan Rd CAMBERWELL 3124	\$2,880,000	10/09/2022

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:

08/11/2022 19:09

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Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

Year ending September 2022: \$2,510,000



4 2 2

Property Type: House

Land Size: 794 sqm approx

Agent Comments

Comparable Properties



22 Ferndale Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,938,000

Method: Private Sale

Date: 21/09/2022

Property Type: House

Land Size: 700 sqm approx



1 Renwick St GLEN IRIS 3146 (REI)

Agent Comments

5 2 2

Price: \$2,920,000

Method: Sold Before Auction

Date: 19/10/2022

Property Type: House (Res)

Land Size: 777 sqm approx



62 Athelstan Rd CAMBERWELL 3124 (REI)

Agent Comments

5 3 2

Price: \$2,880,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 743 sqm approx