

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

78 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,845,000

House

X

Unit

Suburb Glen Iris

Period - From 01/04/2018

to

31/03/2019

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		
2		
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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending March 2019: \$1,845,000

Comparable Properties



6 Ferndale Rd GLEN IRIS 3146 (REI)



Agent Comments

Though the land at this property is smaller, there is also a dwelling.

Price: \$1,730,000

Method: Private Sale

Date: 01/03/2019

Rooms: -

Property Type: House

Land Size: 748 sqm approx

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. To the agent's knowledge, there has been no comparable, and disclosed, cleared land sales within 2km of 78 Glen Iris Road, Glen Iris.