

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	8 Nyora Road, Glen Iris, VIC 3146
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Indicative selling price

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

Single price	\$3,725,000	or range between		&	
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Median sale price

Median price	\$2,450,000	Property type	House	Suburb	Glen Iris
Period - From	30/05/2023	to	29/05/2024	Source	pdol

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	1 Victor Rd, Glen Iris Vic	\$3,900,000	26/02/2024
2	45 Fakenham Rd, Ashburton Vic	\$3,650,000	16/12/2023
3			

This Statement of Information was prepared on: 30/05/2024

