

# 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

39 Alfred 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 \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$727,000

Property Type Unit

Suburb Glen Iris

Period - From 20/05/2020

to

19/05/2021

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	41 Glyndon Rd CAMBERWELL 3124	\$1,725,000	08/05/2021
2	28 Tarakan Av ASHBURTON 3147	\$1,650,000	08/02/2021
3	2/46 George St ASHWOOD 3147	\$1,576,000	20/02/2021

**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:

20/05/2021 15:03



4 3 2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 310 Approx. sqm  
approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median Unit Price**  
20/05/2020 - 19/05/2021: \$727,000

## Comparable Properties



**41 Glyndon Rd CAMBERWELL 3124 (REI)**

3 2 2

**Price:** \$1,725,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** Townhouse (Res)

**Agent Comments**

Much better location and better suburb. 351sqm block which is bigger.



**28 Tarakan Av ASHBURTON 3147 (REI/VG)**

4 2 2

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 08/02/2021  
**Property Type:** Townhouse (Single)  
**Land Size:** 392 sqm approx

**Agent Comments**

bigger block but suburb is not as good. one bathroom less



**2/46 George St ASHWOOD 3147 (REI/VG)**

4 3 2

**Price:** \$1,576,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** Townhouse (Res)

**Agent Comments**

location is a bit further out so location is not as good. the house is similar.