

# 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

6 Martin 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

\$2,400,000

&

\$2,550,000

### Median sale price

Median price

\$1,972,500

Property Type

House

Suburb

Glen Iris

Period - From

01/07/2020

to

30/09/2020

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	5 Viewbank Rd GLEN IRIS 3146	\$2,520,000	22/10/2020
2	57 Brandon St GLEN IRIS 3146	\$2,510,000	26/10/2020
3	3 Brandon St GLEN IRIS 3146	\$2,440,000	18/07/2020

**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:

05/11/2020 20:41



 4  2  3 off street

**Rooms:** 3 living  
**Property Type:** House (Res)  
**Land Size:** 733 sqm approx

**Agent Comments**

4 bedroom or 3 plus home office; pool; covered alfresco

**Indicative Selling Price**

\$2,400,000 - \$2,550,000

**Median House Price**

September quarter 2020: \$1,972,500

## Comparable Properties

### 5 Viewbank Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

**Price:** \$2,520,000

**Method:** Auction Sale

**Date:** 22/10/2020

**Property Type:** House (Res)

**Land Size:** 647 sqm approx



### 57 Brandon St GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

**Price:** \$2,510,000

**Method:** Sold Before Auction

**Date:** 26/10/2020

**Property Type:** House

**Land Size:** 650 sqm approx



### 3 Brandon St GLEN IRIS 3146 (REI/VG)

Agent Comments

 4  2  3

**Price:** \$2,440,000

**Method:** Auction Sale

**Date:** 18/07/2020

**Property Type:** House (Res)

**Land Size:** 650 sqm approx