Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 54 Alfred Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$3,900,000		&		\$4,200,000			
Median sale p	rice							
Median price	\$2,420,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	38 Alfred Rd GLEN IRIS 3146	\$3,520,000	17/08/2024
2	116 High St GLEN IRIS 3146	\$3,695,000	11/07/2024
3	8 Renwick St GLEN IRIS 3146	\$3,700,000	01/06/2024

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:

02/10/2024 12:50





Dean Brooks 03 9889 3990 0412 055 511





Property Type: House Land Size: 696 sqm approx Agent Comments

Indicative Selling Price \$3,900,000 - \$4,200,000 Median House Price June guarter 2024: \$2,420,000

dean@shelterrealestate.com.au

Intuitively designed with an evident commitment to superior quality, every bespoke detail in this stately family home has been thoughtfully considered and implemented.

Comparable Properties



38 Alfred Rd GLEN IRIS 3146 (REI) **D** 3



Price: \$3,520,000 Method: Auction Sale Date: 17/08/2024 Property Type: House (Res) Land Size: 698 sqm approx

Agent Comments

Agent Comments



116 High St GLEN IRIS 3146 (REI)



Price: \$3,695,000 Method: Private Sale Date: 11/07/2024 Property Type: House Land Size: 797 sqm approx

8 Renwick St GLEN IRIS 3146 (REI/VG)



Agent Comments

Price: \$3,700.000 Method: Auction Sale Date: 01/06/2024 Property Type: House (Res) Land Size: 643 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990





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