## 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 32 Vears Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$2,492,500	Pro	operty Type	Ηοι	ISE		Suburb	Glen Iris
Period - From	01/01/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	4/2 Victor Rd GLEN IRIS 3146	\$1,192,000	08/12/2023
2	1/31 Yeovil Rd GLEN IRIS 3146	\$975,000	16/01/2024
3	2/6 Summerhill Rd GLEN IRIS 3146	\$920,000	20/09/2023

OR

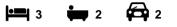
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/01/2024 09:46







Property Type: House Agent Comments

**Indicative Selling Price** \$1,000,000 - \$1,100,000 Median House Price Year ending December 2023: \$2,492,500

# **Comparable Properties**



4/2 Victor Rd GLEN IRIS 3146 (REI)



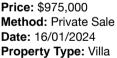
Price: \$1,192,000 Method: Private Sale Date: 08/12/2023 Property Type: Townhouse (Single) Agent Comments



1/31 Yeovil Rd GLEN IRIS 3146 (REI) 2

Agent Comments

Agent Comments



Method: Private Sale Date: 16/01/2024 Property Type: Villa

2/6 Summerhill Rd GLEN IRIS 3146 (REI/VG)



Price: \$920.000 Method: Private Sale Date: 20/09/2023 Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999



propertydata

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