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	39A Alfred Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $2,620,000 Property Type House Suburb Glen Iris

Period - From 01/04/2021 to 30/06/2021 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	24 Ellsworth Cr CAMBERWELL 3124	$1,790,000	05/07/2021
2	39 Alfred Rd GLEN IRIS 3146	$1,750,000	27/05/2021
3	42A Fakenham Rd ASHBURTON 3147	$1,715,888	08/05/2021

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: 05/10/2021 12:33

39A Alfred Road, Glen Iris Vic 3146



4 3 2

Rooms: 6
Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
June quarter 2021: $2,620,000

Comparable Properties



24 Ellsworth Cr CAMBERWELL 3124 (REI/VG)

4 3 2

Price: $1,790,000
Method: Private Sale
Date: 05/07/2021
Property Type: House
Land Size: 280 sqm approx

Agent Comments



39 Alfred Rd GLEN IRIS 3146 (REI)

4 3 2

Price: $1,750,000
Method: Auction Sale
Date: 27/05/2021
Property Type: House (Res)

Agent Comments



42A Fakenham Rd ASHBURTON 3147 (REI/VG)

4 2 2

Price: $1,715,888
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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