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	15 Walerna Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,400,000 & $2,640,000

Median sale price

Median price $2,510,000 Property Type House Suburb Glen Iris

Period - From 01/10/2021 to 30/09/2022 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	30 Yeovil Rd GLEN IRIS 3146	$2,550,000	20/08/2022
2	24 Kerferd Rd GLEN IRIS 3146	$2,500,000	19/09/2022
3	27 Ferndale Rd GLEN IRIS 3146	$2,425,000	22/10/2022

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: 28/11/2022 09:33

15 Walerna Road, Glen Iris Vic 3146



3 2 2

Rooms: 9
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,640,000
Median House Price
Year ending September 2022: $2,510,000

Comparable Properties



30 Yeovil Rd GLEN IRIS 3146 (REI/VG)

5 3 2

Price: $2,550,000
Method: Auction Sale
Date: 20/08/2022
Property Type: House (Res)
Land Size: 816 sqm approx

Agent Comments



24 Kerferd Rd GLEN IRIS 3146 (REI)

4 2 1

Price: $2,500,000
Method: Private Sale
Date: 19/09/2022
Property Type: House

Agent Comments



27 Ferndale Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $2,425,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments

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

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