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	8 Kardinia Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

Median price $2,550,500 Property Type House Suburb Glen Iris

Period - From 01/01/2023 to 31/03/2023 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	17 Yuile St ASHBURTON 3147	$2,520,000	13/05/2023
2	9 Airley Rd GLEN IRIS 3146	$2,315,000	18/03/2023
3			

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: 29/05/2023 10:10

8 Kardinia Road, Glen Iris Vic 3146



3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
March quarter 2023: $2,550,500

Comparable Properties



17 Yuile St ASHBURTON 3147 (REI)

4 2 1

Price: $2,520,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



9 Airley Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,315,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 757 sqm approx

Agent Comments

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.

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

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