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<br>Including suburb and postcode | 1a Kardinia Road, Glen Iris Vic 3146 |

## Indicative selling price

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

Range between $1,600,000 & $1,700,000

## Median sale price

Median price $1,322,500 Property Type Townhouse Suburb Glen Iris

Period - From 08/07/2023 to 07/07/2024 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 | 1/14 Lucerne St ASHBURTON 3147 | $1,775,000 | 29/05/2024 |
| 2 | 35 Gloucester Rd ASHBURTON 3147 | $1,710,000 | 20/03/2024 |
| 3 | 4/34 Belmont Av.N GLEN IRIS 3146 | $1,680,000 | 03/05/2024 |

**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: 08/07/2024 16:27

# 1a Kardinia Road, Glen Iris Vic 3146

shelter. Real Estate
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4 3 1

**Property Type:** Townhouse

**Indicative Selling Price**
$1,600,000 - $1,700,000
**Median Townhouse Price**
08/07/2023 - 07/07/2024: $1,322,500

Agent Comments

Nestled in the heart of leafy, family friendly Glen Iris with abundant parkland, Gardiners Creek trails plus popular local dining and shopping precincts all moments away.

## Comparable Properties



**1/14 Lucerne St ASHBURTON 3147 (REI)**

4 3 1

**Price:** $1,775,000
**Method:** Private Sale
**Date:** 29/05/2024
**Property Type:** Townhouse (Res)

Agent Comments



**35 Gloucester Rd ASHBURTON 3147 (REI/VG)**

3 2 1

**Price:** $1,710,000
**Method:** Sold Before Auction
**Date:** 20/03/2024
**Property Type:** House (Res)
**Land Size:** 324 sqm approx

Agent Comments



**4/34 Belmont Av.N GLEN IRIS 3146 (REI)**

3 2 2

**Price:** $1,680,000
**Method:** Private Sale
**Date:** 03/05/2024
**Property Type:** Townhouse (Single)

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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