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	2/45 Kerferd Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $890,000 & $979,000

Median sale price

Median price $710,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2024 to 30/06/2024 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	2/15 Estella St GLEN IRIS 3146	$960,000	02/03/2024
2	1/37 Iris Rd GLEN IRIS 3146	$925,000	09/07/2024
3	3/59 Iris Rd GLEN IRIS 3146	$890,000	18/06/2024

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: 15/07/2024 11:15

2/45 Kerferd Road, Glen Iris Vic 3146

shelter. Real Estate
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2 1 2

Property Type: Unit
Land Size: 225 sqm approx

Indicative Selling Price
$890,000 - $979,000
Median Unit Price
June quarter 2024: $710,000

Agent Comments

In a highly sought-after locale boasting Gardiners Creek trail and parkland footsteps away and within walking distance of local eateries and shops, Glen Iris Station, High Street trams, Glen Iris Primary plus the M1 Freeway and Ashburton Village close by.

Comparable Properties



2/15 Estella St GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $960,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit

Agent Comments



1/37 Iris Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $925,000
Method: Private Sale
Date: 09/07/2024
Property Type: Unit

Agent Comments



3/59 Iris Rd GLEN IRIS 3146 (REI)

2 1 2

Price: $890,000
Method: Private Sale
Date: 18/06/2024
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE
propertydata.com.au

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