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	27 Courang Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,450,000 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 31/03/2024 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	22 Fuller Av GLEN IRIS 3146	$2,605,000	23/03/2024
2	6 Mont Iris Av GLEN IRIS 3146	$2,425,000	03/04/2024
3	25 Bourne Rd GLEN IRIS 3146	$2,375,000	23/03/2024

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: 27/06/2024 14:52

27 Courang Road, Glen Iris Vic 3146

shelter. Real Estate
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4 2 2

Property Type: House
Land Size: 650 sqm approx

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending March 2024: $2,450,000

Agent Comments

Magnificently timeless, this renovated Californian Bungalow delivers a compelling combination of historic character and contemporary luxury with unsurpassed lifestyle appeal.

Comparable Properties

22 Fuller Av GLEN IRIS 3146 (REI)

4 2 2

Price: $2,605,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Agent Comments



6 Mont Iris Av GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,425,000
Method: Private Sale
Date: 03/04/2024
Property Type: House (Res)
Land Size: 781 sqm approx

Agent Comments

25 Bourne Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,375,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments

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