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	3/51-53 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,048,000 Property Type Townhouse Suburb Glen Iris

Period - From 17/10/2021 to 16/10/2022 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	1/25 Gardiner Pde GLEN IRIS 3146	$1,640,000	14/09/2022
2	4/1488 Malvern Rd GLEN IRIS 3146	$1,435,000	04/07/2022
3	2/4 Bonnyview St GLEN IRIS 3146	$1,355,000	03/09/2022

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: 17/10/2022 13:50

3/51-53 Glen Iris Road, Glen Iris Vic 3146

shelter. Real Estate
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3 3 2

Rooms: 7
Property Type: Townhouse (Single)

Indicative Selling Price
$1,400,000 - $1,500,000
Median Townhouse Price
17/10/2021 - 16/10/2022: $1,048,000

Agent Comments

Stylishly renovated family sized proportions enjoy multiple living and outdoor entertaining areas in this rare boutique townhouse with remote garage and communal tennis court.

Comparable Properties



1/25 Gardiner Pde GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,640,000
Method: Private Sale
Date: 14/09/2022
Property Type: Townhouse (Single)

Agent Comments



4/1488 Malvern Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,435,000
Method: Private Sale
Date: 04/07/2022
Property Type: Townhouse (Single)

Agent Comments



2/4 Bonnyview St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,355,000
Method: Sold Before Auction
Date: 03/09/2022
Property Type: Townhouse (Res)
Land Size: 245 sqm approx

Agent Comments

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