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 Martin Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,475,000

Median sale price

Median price $2,469,000 Property Type House Suburb Glen Iris

Period - From 20/02/2022 to 19/02/2023 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	7 Courang Rd GLEN IRIS 3146	$2,500,000	03/12/2022
2	83 Valley Pde GLEN IRIS 3146	$2,470,000	10/12/2022
3	92 Glen Iris Rd GLEN IRIS 3146	$2,275,000	08/11/2022

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: 20/02/2023 11:18

2 Martin Road, Glen Iris Vic 3146

shelter. Real Estate
Zali Reynolds
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4 2 2

Property Type: House
Land Size: 733 sqm approx

Agent Comments

Indicative Selling Price
$2,475,000
Median House Price
20/02/2022 - 19/02/2023: $2,469,000

Comparable Properties



7 Courang Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $2,500,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



83 Valley Pde GLEN IRIS 3146 (REI)

3 1 3

Price: $2,470,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 920 sqm approx

Agent Comments



92 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,275,000
Method: Sold Before Auction
Date: 08/11/2022
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

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