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 Nyora Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,900,000 & $3,100,000

Median sale price

Median price $2,437,500 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 30/06/2023 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	15 Cloverdale Rd GLEN IRIS 3146	$3,245,000	27/05/2023
2	14 Allison Av GLEN IRIS 3146	$2,950,000	27/03/2023
3	46 Flowerdale Rd GLEN IRIS 3146	$2,913,000	03/06/2023

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: 16/08/2023 14:00

3 Nyora Road, Glen Iris Vic 3146

shelter. Real Estate
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4 2 2

Property Type: House (Res)
Land Size: 715 sqm approx

Indicative Selling Price
$2,900,000 - $3,100,000
Median House Price
June quarter 2023: $2,437,500

Agent Comments

Hidden behind a captivating Californian façade in a premium hilltop position, this Bungalow's beautifully renovated proportions provide a large five bedroom plus study home with fabulous poolside entertaining.

Comparable Properties



15 Cloverdale Rd GLEN IRIS 3146 (REI)

5 3 2

Price: $3,245,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 699 sqm approx

Agent Comments



14 Allison Av GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,950,000
Method: Sold Before Auction
Date: 27/03/2023
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments



46 Flowerdale Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,913,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 830 sqm approx

Agent Comments

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