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 Winifred Crescent, 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 01/07/2023 to 30/09/2023 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	8 Kardinia Rd GLEN IRIS 3146	$2,500,000	29/06/2023
2	51 Kerferd Rd GLEN IRIS 3146	$2,450,000	27/08/2023
3	64 Valley Pde GLEN IRIS 3146	$2,425,000	24/05/2023

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: 08/11/2023 11:32

2 Winifred Crescent, Glen Iris Vic 3146

shelter. Real Estate
Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au



4 2.5 2

Rooms: 7
Property Type: House (Res)
Land Size: 835 sqm approx

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
September quarter 2023: $2,450,000

Agent Comments

Beyond a picturesque weatherboard façade and meticulously landscaped front garden, this charming family home is a true testament to comfortable modern living, from its high side of the street position.

Comparable Properties



8 Kardinia Rd GLEN IRIS 3146 (REI/VG)

3 1 2

Price: $2,500,000
Method: Auction Sale
Date: 29/06/2023
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



51 Kerferd Rd GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,450,000
Method: Sold After Auction
Date: 27/08/2023
Property Type: House
Land Size: 650 sqm approx

Agent Comments



64 Valley Pde GLEN IRIS 3146 (REI/VG)

5 3 2

Price: $2,425,000
Method: Private Sale
Date: 24/05/2023
Property Type: House
Land Size: 715 sqm approx

Agent Comments

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