

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

1/27 Grandview Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

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	5/33 Yeovil Rd GLEN IRIS 3146	\$1,880,000	11/10/2023
2	1/65 Glen Iris Rd GLEN IRIS 3146	\$1,860,000	20/09/2023
3	1/88 Summerhill Rd GLEN IRIS 3146	\$1,702,000	20/07/2023

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:

24/10/2023 14:09



3 2 2

Property Type: Villa

Land Size: 318 sqm approx

Agent Comments

Step into a world of luxury and convenience with this superbly renovated single-level townhouse. Offering three generous-sized bedrooms, including a master bedroom with an ensuite bathroom and walk-in robe, designed for a comfortable and contemporary lifestyle.

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2023: \$2,450,000

Comparable Properties



5/33 Yeovil Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,880,000

Method: Sold Before Auction

Date: 11/10/2023

Property Type: Townhouse (Res)



1/65 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,860,000

Method: Private Sale

Date: 20/09/2023

Property Type: Townhouse (Single)



1/88 Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,702,000

Method: Private Sale

Date: 20/07/2023

Property Type: Villa