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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress 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



1/27 Grandview Avenue, Glen Iris Vic 3146



Lidiya Davoli 03 9889 3990 0402 225 034





Property Type: Villa Land Size: 318 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price September quarter 2023: \$2,450,000

lidiya@shelterrealestate.com.au

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.

Comparable Properties



5/33 Yeovil Rd GLEN IRIS 3146 (REI)



Price: \$1,880,000 Method: Sold Before Auction Date: 11/10/2023 Property Type: Townhouse (Res) Agent Comments



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

Agent Comments



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



Price: \$1,702,000 Method: Private Sale Date: 20/07/2023 Property Type: Villa

Account - Shelter Real Estate | P: 03 9889 3990



propertydata

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