

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

1/29 Martin Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,960,000 & \$2,150,000

Median sale price

Median price \$2,425,000 Property Type House Suburb Glen Iris

Period - From 21/05/2023 to 20/05/2024 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	1/6 Brynmawr Rd CAMBERWELL 3124	\$2,038,000	01/03/2024
2			
3			

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: 21/05/2024 11:44

1/29 Martin Road, Glen Iris Vic 3146

**Jellis
Craig**

Sarah Risteski
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Indicative Selling Price

\$1,960,000 - \$2,150,000

Median House Price

21/05/2023 - 20/05/2024: \$2,425,000



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/6 Brynmawr Rd CAMBERWELL 3124
(REI/VG)

Agent Comments

 4  3  3

Price: \$2,038,000

Method: Sold Before Auction

Date: 01/03/2024

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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