

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 Lurnea Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

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	27 Rosedale Rd GLEN IRIS 3146	\$2,515,000	22/09/2023
2	83 Glen Iris Rd GLEN IRIS 3146	\$2,260,000	04/08/2023
3	11 Halley Av CAMBERWELL 3124	\$2,100,000	10/08/2023

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:

06/11/2023 11:57



Property Type: House
Land Size: 780 sqm approx

Agent Comments

Secluded amidst lush, mature gardens, this timeless Californian Bungalow stands as a testament to enduring period personality, offering ample potential for the enhancement of its elegant era features.

Indicative Selling Price
\$2,100,000 - \$2,300,000

Median House Price
September quarter 2023: \$2,450,000

Comparable Properties



27 Rosedale Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,515,000
Method: Private Sale
Date: 22/09/2023
Property Type: House



83 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,260,000
Method: Private Sale
Date: 04/08/2023
Property Type: House
Land Size: 770 sqm approx



11 Halley Av CAMBERWELL 3124 (VG)

Agent Comments



Price: \$2,100,000
Method: Sale
Date: 10/08/2023
Property Type: House (Res)
Land Size: 678 sqm approx