

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 Ventich Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,900,000 & \$4,290,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Glen Iris

Period - From 01/07/2022 to 30/06/2023 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	30 Ferndale Rd GLEN IRIS 3146	\$4,650,000	24/05/2023
2	25 Denman Av GLEN IRIS 3146	\$4,520,000	25/02/2023
3	33 Morey St CAMBERWELL 3124	\$4,070,000	16/02/2023

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:

02/08/2023 12:23



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Property Type: House (Res)

Land Size: 849 sqm approx

Agent Comments

Indicative Selling Price

\$3,900,000 - \$4,290,000

Median House Price

Year ending June 2023: \$2,450,000

Comparable Properties



30 Ferndale Rd GLEN IRIS 3146 (REI)

Agent Comments

5 3 3

Price: \$4,650,000

Method: Private Sale

Date: 24/05/2023

Property Type: House

Land Size: 696 sqm approx



25 Denman Av GLEN IRIS 3146 (REI/VG)

Agent Comments

4 4 2

Price: \$4,520,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 696 sqm approx



33 Morey St CAMBERWELL 3124 (REI/VG)

Agent Comments

5 5 2

Price: \$4,070,000

Method: Sold Before Auction

Date: 16/02/2023

Property Type: House (Res)

Land Size: 702 sqm approx

Account - Marshall White | P: 03 9822 9999