

# 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 Victor Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,000,000 & \$4,400,000

### 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 47 Kerferd Rd GLEN IRIS 3146	\$4,470,000	27/05/2023
2 44 Renwick St GLEN IRIS 3146	\$4,300,000	03/08/2023
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: 31/10/2023 16:31



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**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,000,000 - \$4,400,000  
**Median House Price**  
September quarter 2023: \$2,450,000

## Comparable Properties



47 Kerferd Rd GLEN IRIS 3146 (REI/WG)

**Agent Comments**

5 3 2

**Price:** \$4,470,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx



44 Renwick St GLEN IRIS 3146 (VG)

**Agent Comments**

3 - -

**Price:** \$4,300,000  
**Method:** Sale  
**Date:** 03/08/2023  
**Property Type:** House (Res)  
**Land Size:** 537 sqm approx

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 - RT Edgar | P: 03 9826 1000