

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

100 Great Valley Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,472,000 Property Type House Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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	51 Great Valley Rd GLEN IRIS 3146	\$1,940,000	14/11/2023
2	12 Bath Rd GLEN IRIS 3146	\$1,850,000	03/11/2023
3	12 Macdonald St GLEN IRIS 3146	\$1,820,000	11/11/2023

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:

06/02/2024 10:05



Rooms: 8

Property Type: House

Land Size: 625 sqm approx

Agent Comments

Shrouded by established gardens and meandering pathways to provide peace and privacy coupled with the rarity of a boundary alongside the tranquil Ferndale Trail leading to both Ferndale and Nettleton Parks, this warm and welcoming family home delivers a unique lifestyle in an exceptional location.

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

December quarter 2023: \$2,472,000

Comparable Properties



51 Great Valley Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,940,000

Method: Private Sale

Date: 14/11/2023

Property Type: House (Res)

Land Size: 618 sqm approx



12 Bath Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,850,000

Method: Sold Before Auction

Date: 03/11/2023

Property Type: House (Res)

Land Size: 700 sqm approx



12 Macdonald St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,820,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 633 sqm approx