

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

14 Martin Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$6,900,000 & \$7,500,000

Median sale price

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

Period - From 17/04/2023 to 16/04/2024 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	31 Cole St HAWTHORN EAST 3123	\$6,980,000	11/12/2023
2	26 Bella Vista Rd GLEN IRIS 3146	\$6,950,000	05/04/2024
3	170 Wattle Valley Rd CAMBERWELL 3124	\$6,470,000	23/03/2024

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:

17/04/2024 16:19

14 Martin Road, Glen Iris Vic 3146



 6  6  4

Property Type: House (Res)
Land Size: 733 sqm approx
Agent Comments

Indicative Selling Price
\$6,900,000 - \$7,500,000
Median House Price
17/04/2023 - 16/04/2024: \$2,450,000

Comparable Properties



31 Cole St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 5  5  4

Price: \$6,980,000
Method: Expression of Interest
Date: 11/12/2023
Property Type: House (Res)
Land Size: 654 sqm approx



26 Bella Vista Rd GLEN IRIS 3146 (REI)

Agent Comments

 5  5  5

Price: \$6,950,000
Method: Private Sale
Date: 05/04/2024
Property Type: House



170 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

 5  6  2

Price: \$6,470,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 777 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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