

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

2 Winifred Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

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	8 Kardinia Rd GLEN IRIS 3146	\$2,500,000	29/06/2023
2	51 Kerferd Rd GLEN IRIS 3146	\$2,450,000	27/08/2023
3	64 Valley Pde GLEN IRIS 3146	\$2,425,000	24/05/2023

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:

27/10/2023 10:21



4 2.5 2

Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Beyond a picturesque weatherboard façade and meticulously landscaped front garden, this charming family home is a true testament to comfortable modern living, from its high side of the street position.

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

September quarter 2023: \$2,450,000

Comparable Properties



8 Kardinia Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$2,500,000

Method: Auction Sale

Date: 29/06/2023

Property Type: House (Res)

Land Size: 780 sqm approx



51 Kerferd Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,450,000

Method: Sold After Auction

Date: 27/08/2023

Property Type: House

Land Size: 650 sqm approx



64 Valley Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

5 3 2

Price: \$2,425,000

Method: Private Sale

Date: 24/05/2023

Property Type: House

Land Size: 715 sqm approx