

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

27 Alfred Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

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	55 Through Rd CAMBERWELL 3124	\$2,410,000	07/10/2023
2	568-570 Camberwell Rd CAMBERWELL 3124	\$2,320,000	04/12/2023
3	18 Laxdale Rd CAMBERWELL 3124	\$2,200,000	19/08/2023

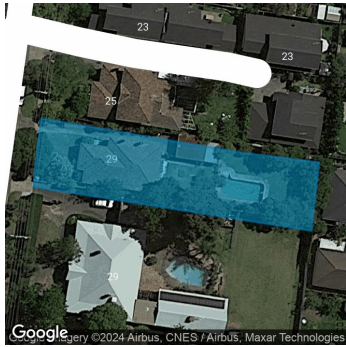
OR

~~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:

24/01/2024 12:18

Chris Gillon
 03 9805 1111
 0407 409 227
 cgillon@woodards.com.au



Property Type:
 Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,310,000
Median House Price
 December quarter 2023: \$2,472,000

Comparable Properties



55 Through Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,410,000
Method: Private Sale
Date: 07/10/2023
Property Type: House
Land Size: 829 sqm approx



568-570 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,320,000
Method: Private Sale
Date: 04/12/2023
Property Type: House
Land Size: 1122 sqm approx



18 Laxdale Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,200,000
Method: Sold Before Auction
Date: 19/08/2023
Property Type: House (Res)
Land Size: 895 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199