

# 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

34 Bath 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 \$2,000,000 & \$2,200,000

### 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	19 Van Ness Av GLEN IRIS 3146	\$2,290,000	16/09/2023
2	8 Morton Rd BURWOOD 3125	\$2,155,000	23/08/2023
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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: 16/10/2023 14:51



**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 690 sqm approx

## Comparable Properties



**19 Van Ness Av GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$2,290,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 594 sqm approx



**8 Morton Rd BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$2,155,000

**Method:** Sold Before Auction

**Date:** 23/08/2023

**Property Type:** House (Res)

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.