

# 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 352 Burke 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 \$1,900,000 & \$2,090,000

### Median sale price

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

Period - From 01/07/2022 to 30/06/2023 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	456 Tooronga Rd HAWTHORN EAST 3123	\$2,130,000	08/09/2023
2	1002 Toorak Rd CAMBERWELL 3124	\$2,025,000	16/09/2023
3	71 Glen Iris Rd GLEN IRIS 3146	\$1,880,000	14/07/2023

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: 04/10/2023 13:58



4   2   2

Property Type: House

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
Year ending June 2023: \$2,450,000

## Comparable Properties



456 Tooronga Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3   1   2

**Price:** \$2,130,000  
**Method:** Sold Before Auction  
**Date:** 08/09/2023  
**Property Type:** House (Res)



1002 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

3   1   2

**Price:** \$2,025,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



71 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

4   2   4

**Price:** \$1,880,000  
**Method:** Sold Before Auction  
**Date:** 14/07/2023  
**Property Type:** House (Res)  
**Land Size:** 789 sqm approx

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