

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

36 Kerferd Road, Glen Iris, VIC 3146

Indicative selling price

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

Single price

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 or range between

\$2,300,000

 &

\$2,400,000

Median sale price

Median price

\$2,455,000

 Property type

House

 Suburb

GLEN IRIS

Period - From

18/07/2022

 to

17/07/2023

 Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	10 Goodwin Street Glen Iris Vic 3146	\$2,310,000	2023-03-08
2	22 Saxby Road Glen Iris Vic 3146	\$2,205,000	2023-03-18
3	26 Montana Street Glen Iris Vic 3146	\$2,300,000	2023-06-21

This Statement of Information was prepared on:

18/07/2023

