

# 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

37 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 \$1,700,000 & \$1,800,000

### 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	2 Ward St ASHBURTON 3147	\$1,795,000	21/10/2023
2	59 Fairview Av CAMBERWELL 3124	\$1,750,000	12/07/2023
3	14 Lillian St GLEN IRIS 3146	\$1,730,000	08/09/2023

**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:

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## 37 Bath Road, Glen Iris

### Additional information

Council Rates: \$3158.65 pa (Refer S32)  
Water Rates: \$190pq plus usage (Refer S32)  
Neighbourhood Residential Zone Schedule 3  
Land size: 695sqm approx.  
18m frontage  
1940s brick home  
Sash windows  
Picture rails  
North facing backyard  
Formal lounge & dining  
Large family room  
Reverse cycle heating and cooling  
Updated kitchen with gas cooktop  
Updated bathroom  
Carport & oversized single garage

### Rental Estimate

\$780 pwk based on current market conditions

**Chattels** All fixed floor coverings, fixed light fittings and window furnishings as inspected.

### Close proximity to

#### Schools

Ashburton Primary- Fakenham Rd, Ashburton (1.3km)  
Hartwell Primary- Milverton St, Camberwell (1.4km)  
Ashwood High- Vannam Dr, Ashwood (2.6km)  
PLC- Burwood Hwy, Burwood (1.9km)  
Deakin Uni- Burwood Hwy, Burwood (2.6km)

#### Shops

Burwood Village- Toorak Rd, Glen Iris (900m)  
Ashburton Village- High St, Glen Iris (1.8km)  
Leos Fine Food- Summerhill Rd, Glen Iris (1.7km)  
Chadstone- Warrigal Rd, Malvern East (4.1km)

#### Parks

Hartwell Sports Ground- Bath Rd, Glen Iris (350m)  
Burwood Reserve- Warrigal Rd, Glen Iris (550m)

#### Transport

Burwood train station (1.1km)  
Bus 903 Altona to Mordialloc  
Tram 75 Vermont South to Docklands

**Settlement** 10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



**Julian Badenach**  
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**Mark Johnstone**  
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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

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