

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 Ferndale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,600,000 & \$3,900,000

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	7 Ferndale Rd GLEN IRIS 3146	\$3,750,000	02/09/2023
2	43 Florizel St GLEN IRIS 3146	\$3,875,000	08/09/2023
3	8 Bourne Rd GLEN IRIS 3146	\$4,100,000	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: 28/09/2023 17:26



5 3 2

Property Type: House
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
\$3,600,000 - \$3,900,000
Median House Price
Year ending June 2023: \$2,450,000

Comparable Properties



7 Ferndale Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$3,750,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 700 sqm approx



43 Florizel St GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$3,875,000
Method: Private Sale
Date: 08/09/2023
Property Type: House
Land Size: 650 sqm approx



8 Bourne Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 4

Price: \$4,100,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 650 sqm approx

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