

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

41 Martin Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

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	27 Rosedale Rd GLEN IRIS 3146	\$2,515,000	22/09/2023
2	20 Hillside Pde GLEN IRIS 3146	\$2,450,000	19/09/2023
3	4 Walerna Rd GLEN IRIS 3146	\$2,245,000	23/09/2023

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:

26/09/2023 12:57

Christopher Cain

9805 2900

0419 140 765

chris@jacain.com.au

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending June 2023: \$2,450,000



Property Type:

Agent Comments

Comparable Properties



27 Rosedale Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,515,000

Method: Private Sale

Date: 22/09/2023

Property Type: House



20 Hillside Pde GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,450,000

Method: Private Sale

Date: 19/09/2023

Property Type: House

Land Size: 650 sqm approx



4 Walerna Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,245,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 641 sqm approx

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999