

# 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

5/33 Yeovil 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 \$1,470,000 Property Type Townhouse Suburb Glen Iris

Period - From 20/09/2022 to 19/09/2023 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	1/9 Maverston St GLEN IRIS 3146	\$1,800,000	19/08/2023
2	1/88 Summerhill Rd GLEN IRIS 3146	\$1,702,000	20/07/2023
3	5a Orford Rd ASHBURTON 3147	\$1,700,000	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:

20/09/2023 13:01



3   2   2

**Property Type:** Townhouse (Single)  
**Land Size:** 365 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median Townhouse Price**  
20/09/2022 - 19/09/2023: \$1,470,000

## Comparable Properties



1/9 Maverston St GLEN IRIS 3146 (REI)

Agent Comments

3   2   3

**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 333 sqm approx



1/88 Summerhill Rd GLEN IRIS 3146 (REI)

Agent Comments

3   2   2

**Price:** \$1,702,000  
**Method:** Private Sale  
**Date:** 20/07/2023  
**Property Type:** Villa



5a Orford Rd ASHBURTON 3147 (REI)

Agent Comments

4   3   2

**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 400 sqm approx