

# 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

51 Kerferd 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 \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$2,437,500

Property Type House

Suburb Glen Iris

Period - From 01/04/2023

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	1 Courang Rd GLEN IRIS 3146	\$2,700,000	04/03/2023
2	63 Florizel St GLEN IRIS 3146	\$2,625,000	15/06/2023
3	26 Walerna Rd GLEN IRIS 3146	\$2,501,000	18/02/2023

**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:

31/07/2023 13:28



**Rooms:** 7  
**Property Type:** House  
**Land Size:** 650 sqm approx

**Agent Comments**

In a privileged position directly opposite Gardiners Creek parkland, this family Bungalow's timeless blend of original charm and easy modern functionality is certain to prove irresistible to families seeking a fine forever home close to transport, parkland and leading schools.

**Indicative Selling Price**

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

**Median House Price**

June quarter 2023: \$2,437,500

## Comparable Properties

**1 Courang Rd GLEN IRIS 3146 (REI/VG)****Agent Comments**

**Price:** \$2,700,000  
**Method:** Auction Sale  
**Date:** 04/03/2023  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx

**63 Florizel St GLEN IRIS 3146 (REI)****Agent Comments**

**Price:** \$2,625,000  
**Method:** Private Sale  
**Date:** 15/06/2023  
**Property Type:** House  
**Land Size:** 649 sqm approx

**26 Walerna Rd GLEN IRIS 3146 (REI/VG)****Agent Comments**

**Price:** \$2,501,000  
**Method:** Auction Sale  
**Date:** 18/02/2023  
**Property Type:** House (Res)  
**Land Size:** 642 sqm approx