### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 51 Kerferd Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,300,000		&		\$2,500,0	00		
Median sale price								
Median price	\$2,437,500	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ado	dress 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



51 Kerferd Road, Glen Iris Vic 3146

# shelter.

**Indicative Selling Price** 

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

June quarter 2023: \$2,437,500

**Median House Price** 

michael@shelterrealestate.com.au

Mike Millington 03 9889 3990 0411 300 205



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.

## **Comparable Properties**

1 Courang Rd GLEN IRIS 3146 (REI/VG) 4  3  4  2 Price: \$2,700,000 Method: Auction Sale Date: 04/03/2023 Property Type: House (Res) Land Size: 780 sqm approx	Agent Comments
63 Florizel St GLEN IRIS 3146 (REI) 5 2 6 Price: \$2,625,000 Method: Private Sale Date: 15/06/2023 Property Type: House Land Size: 649 sqm approx	Agent Comments
26 Walerna Rd GLEN IRIS 3146 (REI/VG) 4 2 1 Price: \$2,501,000 Method: Auction Sale Date: 18/02/2023 Property Type: House (Res)	Agent Comments







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Land Size: 642 sqm approx

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