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 6 Barina Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$2,600,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/07/2022	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.

Add	dress of comparable property	Price	Date of sale
1	46 Flowerdale Rd GLEN IRIS 3146	\$2,913,000	03/06/2023
2	32 Munro Av ASHBURTON 3147	\$2,755,000	04/08/2023
3	1 Courang Rd GLEN IRIS 3146	\$2,700,000	04/03/2023

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:

22/08/2023 12:18







Property Type: House (Res) **Land Size:** 728 sqm approx Agent Comments Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price Year ending June 2023: \$2,450,000

Comparable Properties



46 Flowerdale Rd GLEN IRIS 3146 (REI)



Price: \$2,913,000 Method: Auction Sale Date: 03/06/2023 Property Type: House (Res) Land Size: 830 sqm approx

32 Munro Av ASHBURTON 3147 (REI)

Price: \$2,755,000 Method: Sold Before Auction Date: 04/08/2023 Property Type: House (Res) Land Size: 835 sqm approx

1 Courang Rd GLEN IRIS 3146 (REI/VG)



Agent Comments

Agent Comments

Agent Comments



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

Account - Marshall White | P: 03 9822 9999



propertydata

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