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 65 Martin Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$2,100,000		&		\$2,300,000				
Median sale price									
Median price	\$2,450,000	Pro	operty Type	Hou	ise		Suburb	Glen Iris	
Period - From	01/04/2023	to	31/03/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	100 Great Valley Rd GLEN IRIS 3146	\$2,460,000	02/03/2024
2	25 Bourne Rd GLEN IRIS 3146	\$2,375,000	23/03/2024
3			

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:

28/05/2024 11:20



65 Martin Road, Glen Iris Vic 3146



Indicative Selling Price \$2,100,000 - \$2,300,000

Median House Price

christine@shelterrealestate.com.au

Year ending March 2024: \$2,450,000

Christine Arazi 03 9889 3990 0409 231 653





Rooms: 8 Property Type: House Land Size: 795 sqm approx

offering every creature comfort.

Agent Comments

Proudly positioned on an elevated allotment amid established gardens, this fine example of 1920s architecture celebrates classic Californian Bungalow charm while

Comparable Properties



100 Great Valley Rd GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$2,460,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 627 sqm approx



25 Bourne Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,375,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 628 sqm approx

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.

Account - Shelter Real Estate | P: 03 9889 3990

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