

## 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

65 WELFARE PARADE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,800,000

&

\$1,980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,472,000

Property type

House

Suburb

Glen Iris

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 28 BERTRAM STREET GLEN IRIS VIC 3146 | \$2,450,000 | 02-Mar-24 |
| 7 WARNER AVENUE ASHBURTON VIC 3147   | \$1,930,000 | 23-Mar-24 |
| 60 MUNRO AVENUE ASHBURTON VIC 3147   | \$2,115,000 | 06-Mar-24 |

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 6 months.~~

This Statement of Information was prepared on: 05 April 2024



**28 BERTRAM STREET GLEN IRIS  
VIC 3146**

Sold Price <sup>RS</sup> **\$2,450,000** <sup>UN</sup> Sold Date **02-Mar-24**

4 2 2

Distance **0.39km**



**7 WARNER AVENUE ASHBURTON  
VIC 3147**

Sold Price <sup>RS</sup> **\$1,930,000** <sup>UN</sup> Sold Date **23-Mar-24**

4 2 2

Distance **0.98km**



**60 MUNRO AVENUE ASHBURTON  
VIC 3147**

Sold Price <sup>RS</sup> **\$2,115,000** Sold Date **06-Mar-24**

5 2 2

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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