

# 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

7 Clyde Street, 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

\$3,900,000

&

\$4,200,000

### Median sale price

Median price

\$2,450,000

Property Type

House

Suburb

Glen Iris

Period - From

01/07/2023

to

30/09/2023

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	47 Kerferd Rd GLEN IRIS 3146	\$4,470,000	27/05/2023
2	25 Finlayson St MALVERN 3144	\$4,100,000	18/06/2023
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:

14/11/2023 12:45



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 701 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,900,000 - \$4,200,000  
**Median House Price**  
September quarter 2023: \$2,450,000

## Comparable Properties



47 Kerferd Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



**Price:** \$4,470,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx



25 Finlayson St MALVERN 3144 (REI/VG)

Agent Comments



**Price:** \$4,100,000  
**Method:** Sold Before Auction  
**Date:** 18/06/2023  
**Property Type:** House (Res)  
**Land Size:** 657 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 - Marshall White | P: 03 9822 9999



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