

# 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

8 Nyora Road, 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 \$3,600,000 & \$3,900,000

### Median sale price

Median price \$2,450,000 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 31/03/2024 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	33 Dent St GLEN IRIS 3146	\$4,000,000	20/11/2023
2	1 Victor Rd GLEN IRIS 3146	\$3,900,000	26/02/2024
3	1 Flowerdale Rd GLEN IRIS 3146	\$3,860,000	17/02/2024

**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:

01/05/2024 08:53



woodards 

## 8 Nyora Road, Glen Iris

### Additional information

Council Rates: \$TBC

Water Rates: \$TBC

Land size: 650sqm approx.

Intercom & security alarm

Ducted heating & zoned refrigerated cooling

OFP & gas log fireplace

100% wool carpets

Oak floorboards

Feature pendant lighting

Lavistone Bescato Mavro in kitchen/splashback

The Gallery ideal Workshop sink

Zug 900mm induction cooktop

Zug fully integrated dishwasher

2x600mm Zug ovens

Siemens integrated fridge

Undercover alfresco with Caesarstone benchtops

Beefeater 5 burner BBQ

Artusi double door outdoor fridge

### Rental Estimate

\$1500pw based on current market conditions



**Julian Badenach**  
0414 609 665



**Jessica Hellmann**  
0411 034 939

### Close proximity to

#### Schools

Glen Iris Primary- Glen Iris Rd, Glen Iris (1km)

Ashwood High- Vannam Dr, Ashwood (3.1km)

Caulfield Grammar-Willoby Ave, Glen Iris (2.6km)

Korowa Anglican Girls College- Ranfurlie Cres, Glen Iris (2km)

#### Shops

Ashburton Village- High St, Ashburton (450m)

Leo's Fine Food- Summerhill Rd, Glen Iris (1.5km)

Chadstone- Dandenong Rd, Malvern East (4.8km)

#### Parks

Ferndale Trail- Summerhill Rd, Glen Iris (600m)

Glen Iris Park- High St, Glen Iris (1.5km)

#### Transport

Ashburton Station (650m)

Bus 734 Glen Iris to Glen Waverley

#### Chattels

All fixed floor coverings, fixed light fittings as inspected

#### Settlement

10% deposit, balance 30/60 days (neg)