Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,600,00	0 &	\$3,900,000
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Median sale price

Median price	\$2,450,000	Pro	perty 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.

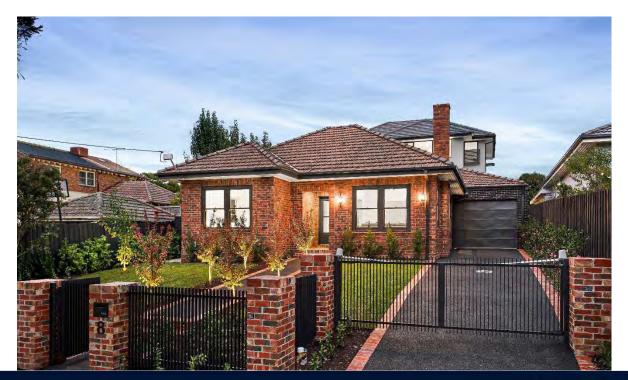
Ad	dress of comparable property	Price	Date of sale
1	33 Dent St GLEN IRIS 3146	\$4,000,000	20/11/2023
2	1 Victor Rd GLEN IRIS 3146	\$3,900,000	26/02/2024
3	1 Flowerdale Rd GLEN IRIS 3146	\$3,860,000	17/02/2024

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 W

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

Lavistone Bescato Mavro in kitch 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



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)

Jessica Hellmann 0411 034 939