

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

9 Fairview Grove, Glen Iris Vic 3146

Indicative selling price

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

Range between \$4,100,000 & \$4,500,000

Median sale price

Median price \$2,492,500 Property Type House Suburb Glen Iris

Period - From 01/01/2023 to 31/12/2023 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	34 Ferncroft Av MALVERN EAST 3145	\$4,550,000	12/01/2024
2	14 Vincent St GLEN IRIS 3146	\$3,900,000	21/10/2023
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:

02/04/2024 12:44



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Property Type: House
Land Size: 1338 sqm approx
Agent Comments

Indicative Selling Price
\$4,100,000 - \$4,500,000
Median House Price
Year ending December 2023: \$2,492,500

Comparable Properties



34 Ferncroft Av MALVERN EAST 3145 (REI)

Agent Comments

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Price: \$4,550,000
Method: Private Sale
Date: 12/01/2024
Property Type: House
Land Size: 1225 sqm approx



14 Vincent St GLEN IRIS 3146 (REI/VG)

Agent Comments

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Price: \$3,900,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 864 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