

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

274 Warrigal Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$2,320,000 Property Type House Suburb Glen Iris

Period - From 11/10/2020 to 10/10/2021 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	1283 Toorak Rd CAMBERWELL 3124	\$1,970,000	20/08/2021
2	377 High St ASHBURTON 3147	\$1,725,000	26/08/2021
3	575 Warrigal Rd ASHWOOD 3147	\$1,200,000	27/08/2021

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:

11/10/2021 13:39



 4
  1
  2

Property Type: House
Land Size: 710 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 11/10/2020 - 10/10/2021: \$2,320,000

Comparable Properties



1283 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

 3
  1
  1

Price: \$1,970,000
Method: Sold Before Auction
Date: 20/08/2021
Property Type: House (Res)
Land Size: 691 sqm approx



377 High St ASHBURTON 3147 (REI)

Agent Comments

 4
  3
  3

Price: \$1,725,000
Method: Private Sale
Date: 26/08/2021
Property Type: House
Land Size: 663 sqm approx



575 Warrigal Rd ASHWOOD 3147 (REI)

Agent Comments

 3
  1
  1

Price: \$1,200,000
Method: Sold Before Auction
Date: 27/08/2021
Property Type: House (Res)
Land Size: 693 sqm approx

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