

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

26 King Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

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

Period - From 27/09/2020 to 26/09/2021 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	129 Tooronga Rd GLEN IRIS 3146	\$1,825,000	19/06/2021
2	239 Wattletree Rd MALVERN 3144	\$1,800,000	14/08/2021
3	46 Erica Av GLEN IRIS 3146	\$1,750,000	27/03/2021

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:

27/09/2021 17:40

Christopher Dane
9826 0000

0418 319 809

chris@rodneymorley.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

27/09/2020 - 26/09/2021: \$2,320,000



4 1 2

Property Type: House

Land Size: 614 sqm approx

Agent Comments

Comparable Properties



129 Tooronga Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 1

Price: \$1,825,000

Method: Auction Sale

Date: 19/06/2021

Rooms: 5

Property Type: House (Res)

Land Size: 553 sqm approx



239 Wattletree Rd MALVERN 3144 (REI)

Agent Comments

3 2 -

Price: \$1,800,000

Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)

Land Size: 234 sqm approx



46 Erica Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House

Land Size: 371 sqm approx

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362