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	41 Martin Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,395,000

Median sale price

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

Period - From 01/07/2023 to 30/09/2023 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	4 Wandeen Rd GLEN IRIS 3146	$2,418,000	21/09/2023
2	53 Renwick St GLEN IRIS 3146	$2,370,000	25/10/2023
3	83 Glen Iris Rd GLEN IRIS 3146	$2,260,000	04/08/2023

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: 30/10/2023 12:45

41 Martin Road, Glen Iris Vic 3146

Christopher Cain
9805 2900
0419 140 765
chris@jacain.com.au



4 2 2

Property Type: House (Res)
Land Size: 747 sqm approx

Agent Comments

Indicative Selling Price
$2,395,000
Median House Price
September quarter 2023: $2,450,000

Comparable Properties



4 Wandeen Rd GLEN IRIS 3146 (REI)

3 1 2

Price: $2,418,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 824 sqm approx

Agent Comments



53 Renwick St GLEN IRIS 3146 (REI)

3 1 2

Price: $2,370,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 647 sqm approx

Agent Comments



83 Glen Iris Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $2,260,000
Method: Private Sale
Date: 04/08/2023
Property Type: House
Land Size: 770 sqm approx

Agent Comments

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