

## 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

13 Turner Street, Glen Iris Vic 3146

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,850,000

## Median sale price

Median price \$2,050,000

House

X

Unit

Suburb Glen Iris

Period - From 01/10/2017

to

30/09/2018

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 | 19 Cloverdale Rd GLEN IRIS 3146 | \$1,950,000 | 13/10/2018   |
| 2 | 54 Gardiner Pde GLEN IRIS 3146  | \$1,830,000 | 01/09/2018   |
| 3 | 48 Kerferd Rd GLEN IRIS 3146    | \$1,788,000 | 27/10/2018   |

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.



3 1 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 658 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,850,000  
**Median House Price**  
 Year ending September 2018: \$2,050,000

## Comparable Properties



**19 Cloverdale Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,950,000  
**Method:** Auction Sale  
**Date:** 13/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**54 Gardiner Pde GLEN IRIS 3146 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,830,000  
**Method:** Private Sale  
**Date:** 01/09/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 622 sqm approx



**48 Kerferd Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

4 2 -

**Price:** \$1,788,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx