



Statement of Information

Sections 47AF of the Estate Agents Act 1980

32 Ranfurlie Crescent, GLEN IRIS 3146

House



6 beds



4 baths



2 parking

Indicative selling price

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

**Range from \$3,500,000 -
\$3,800,000**

Median sale price

Median **House** for **GLEN IRIS** for period **Apr 2017 - Sep 2017**
Sourced from **Pricefinder**.

\$2,008,000

Comparable property sales

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 the most comparable to the property for sale.

2 Thanet Street,
Malvern 3144

Price \$3,610,000 Sold 26 August 2017

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

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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