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	6/55 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $875,000 & $962,500

Median sale price

Median price $1,285,000 Property Type Townhouse Suburb Glen Iris

Period - From 07/03/2021 to 06/03/2022 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.~~

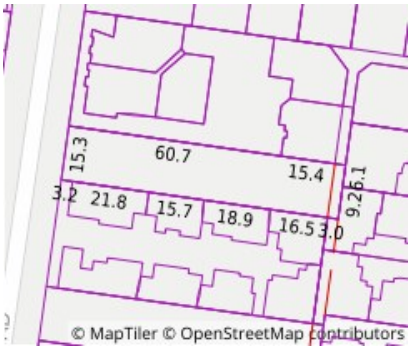
	Address of comparable property	Price	Date of sale
1	5/1687 Malvern Rd GLEN IRIS 3146	$885,000	27/11/2021
2	9/55 Glen Iris Rd GLEN IRIS 3146	$965,000	07/02/2022
3			

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: 07/03/2022 12:00

6/55 Glen Iris Road, Glen Iris Vic 3146



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$875,000 - $962,500
Median Townhouse Price
07/03/2021 - 06/03/2022: $1,285,000

Comparable Properties



5/1687 Malvern Rd GLEN IRIS 3146 (REI/VG)

2 2 1

Price: $885,000
Method: Auction Sale
Date: 27/11/2021
Property Type: Townhouse (Res)

Agent Comments



9/55 Glen Iris Rd GLEN IRIS 3146 (REI)

2 2 1

Price: $965,000
Method: Private Sale
Date: 07/02/2022
Property Type: Townhouse (Single)

Agent Comments

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.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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