

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

34 Queens Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$1,950,000

&

\$2,100,000

Median sale price

Median price

\$2,425,000

Property Type

House

Suburb

Glen Iris

Period - From

01/07/2023

to

30/06/2024

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	14 Fakenham Rd ASHBURTON 3147	\$2,050,000	28/06/2024
2	56 Gloucester Rd ASHBURTON 3147	\$1,995,000	05/04/2024
3	11 Renwick St GLEN IRIS 3146	\$2,050,000	04/04/2024

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:

27/07/2024 16:01



4 3 2

Rooms: 6

Property Type: House

Land Size: 325 sqm approx

Agent Comments

Comparable Properties



14 Fakenham Rd ASHBURTON 3147 (REI)

Agent Comments

4 3 2

Price: \$2,050,000

Method: Private Sale

Date: 28/06/2024

Property Type: House

Land Size: 436 sqm approx



56 Gloucester Rd ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 4

Price: \$1,995,000

Method: Private Sale

Date: 05/04/2024

Property Type: Townhouse (Single)

Land Size: 330 sqm approx



11 Renwick St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$2,050,000

Method: Sale

Date: 04/04/2024

Property Type: House (Res)

Land Size: 371 sqm approx