

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

42 Flowerdale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

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	80 Summerhill Rd GLEN IRIS 3146	\$2,200,000	07/08/2024
2	19 Lofty Av CAMBERWELL 3124	\$2,111,000	11/05/2024
3	10 Fuller Av GLEN IRIS 3146	\$2,090,000	23/03/2024

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:

28/08/2024 11:14



Campbell Ward
03 9810 5070
0402 124 939

campbellward@jellisrcraig.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2024: \$2,425,000



3 2 4

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Comparable Properties



80 Summerhill Rd GLEN IRIS 3146 (REI)

Agent Comments

3 1 4

Price: \$2,200,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: House (Res)
Land Size: 641 sqm approx



19 Lofty Av CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 4

Price: \$2,111,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 561 sqm approx



10 Fuller Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$2,090,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 692 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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