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<br>Including suburb and postcode | 19 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 | 8a Queens Pde GLEN IRIS 3146 | $1,950,000 | 30/08/2024 |
| 2 | 34 Queens Pde GLEN IRIS 3146 | $2,100,000 | 09/08/2024 |
| 3 | 56 Gloucester Rd ASHBURTON 3147 | $1,995,000 | 05/04/2024 |

**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: 25/09/2024 12:03

# 19 Queens Parade, Glen Iris Vic 3146

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4 3 3

**Rooms:** 3
**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,950,000 - $2,100,000
**Median House Price**
Year ending June 2024: $2,425,000

## Comparable Properties



**8a Queens Pde GLEN IRIS 3146 (REI)**

4 2 2

**Price:** $1,950,000
**Method:** Private Sale
**Date:** 30/08/2024
**Property Type:** House
**Land Size:** 328 sqm approx

Agent Comments



**34 Queens Pde GLEN IRIS 3146 (REI)**

4 3 2

**Price:** $2,100,000
**Method:** Sold Before Auction
**Date:** 09/08/2024
**Property Type:** House (Res)

Agent Comments



**56 Gloucester Rd ASHBURTON 3147 (REI/VG)**

4 3 4

**Price:** $1,995,000
**Method:** Private Sale
**Date:** 05/04/2024
**Property Type:** Townhouse (Single)
**Land Size:** 330 sqm approx

Agent Comments



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