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	2/88 Summerhill Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $2,420,000 Property Type House Suburb Glen Iris

Period - From 01/04/2024 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	3/37 Munro Av ASHBURTON 3147	$1,595,000	18/05/2024
2			
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: 10/10/2024 17:08

2/88 Summerhill Road, Glen Iris Vic 3146

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3 3 3

Property Type: House

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2024: $2,420,000

Agent Comments

Bright and fresh with a welcoming interior that complements an extensive outdoor entertainment zone back-dropped by Ferndale Trail and Hill ‘n’ Dale Park; this stylish single level home combines easy, low-maintenance living with remarkable size and complete privacy.

Comparable Properties



3/37 Munro Av ASHBURTON 3147 (REI/VG)

3 2 1

Price: $1,595,000
Method: Private Sale
Date: 18/05/2024
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.

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