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	1 Sunhill Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	50 Summerhill Rd GLEN IRIS 3146	$1,470,000	31/08/2024
2	43 Renwick St GLEN IRIS 3146	$1,450,000	01/06/2024
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: 24/09/2024 11:26

1 Sunhill Road, Glen Iris Vic 3146

shelter.
Real Estate
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2 2 1

Rooms: 4
Property Type: House

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending June 2024: $2,425,000

Agent Comments

Capturing abundant natural light through intelligent glazing; this architecturally-designed home on a low maintenance block balances open plan design and seamless flow to the outdoors.

Comparable Properties

50 Summerhill Rd GLEN IRIS 3146 (REI)

2 1 2

Agent Comments

Price: $1,470,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)



43 Renwick St GLEN IRIS 3146 (REI/VG)

2 1 2

Agent Comments

Price: $1,450,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 598 sqm approx

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.

REIV THE DIFFERENCE
propertydata.com.au

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