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	55 Park Road Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$2,200,000	&	$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,251,500	Property type	House	Suburb	Glen Iris
Period-from	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

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 6 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
9 Great Valley Road Glen Iris VIC 3146	$2,215,000	31-Jul-21
39 Rosedale Road Glen Iris VIC 3146	$2,325,000	31-Jul-21
2 Acheron Avenue Camberwell VIC 3124	$2,405,000	29-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 15 October 2021

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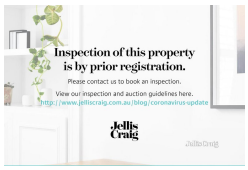


9 Great Valley Road Glen Iris VIC 3146

4 2 2

Sold Price **$2,215,000** Sold Date **31-Jul-21**

Distance **0.42km**



39 Rosedale Road Glen Iris VIC 3146

3 2 3

Sold Price **$2,325,000** Sold Date **31-Jul-21**

Distance **1.63km**



2 Acheron Avenue Camberwell VIC 3124

4 3 2

Sold Price **$2,405,000** Sold Date **29-Jun-21**

Distance **1.44km**

RS = Recent sale **UN** = Undisclosed Sale

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