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	1/31 Flowerdale 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	$1,695,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$758,000	Property type	Unit	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
2/98 Summerhill Road Glen Iris VIC 3146	$1,850,000	22-May-21
1/88 Summerhill Road Glen Iris VIC 3146	$1,630,000	22-Sep-21
2C Staughton Road Camberwell VIC 3124	$1,750,000	23-Sep-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: 04 October 2021

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2/98 Summerhill Road Glen Iris VIC 3146

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Sold Price **$1,850,000** Sold Date **22-May-21**

Distance **0.24km**



1/88 Summerhill Road Glen Iris VIC 3146

3 2 2

Sold Price RS **$1,630,000** UN Sold Date **22-Sep-21**

Distance **0.25km**



2C Staughton Road Camberwell VIC 3124

4 2 2

Sold Price RS **$1,750,000** UN Sold Date **23-Sep-21**

Distance **1.51km**

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

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