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 Great Valley Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,475,000 Property Type House Suburb Glen Iris

Period - From 08/07/2021 to 07/07/2022 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	1 Howitt St GLEN IRIS 3146	$1,998,000	25/06/2022
2	23 Culliton Rd CAMBERWELL 3124	$1,961,000	26/02/2022
3	2A Maverston St GLEN IRIS 3146	$1,900,000	10/06/2022

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: 08/07/2022 14:44

55 Great Valley Road, Glen Iris Vic 3146

shelter. Real Estate
Will Anderson
0488 004 001
will@shelterrealestate.com.au



2 1 2

Property Type: House
Land Size: 618 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
08/07/2021 - 07/07/2022: $2,475,000

Comparable Properties



1 Howitt St GLEN IRIS 3146 (REI)

3 1 2

Price: $1,998,000
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



23 Culliton Rd CAMBERWELL 3124 (REI/VG)

3 1 1

Price: $1,961,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



2A Maverston St GLEN IRIS 3146 (REI)

2 1 2

Price: $1,900,000
Method: Private Sale
Date: 10/06/2022
Property Type: House
Land Size: 795 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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