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	8/55 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $945,000

Median sale price

Median price $1,001,000 Property Type Townhouse Suburb Glen Iris

Period - From 11/11/2021 to 10/11/2022 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	2/55 Glen Iris Rd GLEN IRIS 3146	$990,000	16/06/2022
2	2/427 Camberwell Rd CAMBERWELL 3124	$950,000	10/06/2022
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: 11/11/2022 17:10

8/55 Glen Iris Road, Glen Iris Vic 3146

shelter. Real Estate
Steve Koutsantonis
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2 2 1

Property Type: Strata Unit/Flat

Agent Comments

This impressive townhouse, designed by ADDARC Architects, has been carefully curated with 'luxurious low-maintenance' living in mind. Ideally positioned within close proximity to shops, cafes, schools, parks and public transport

Indicative Selling Price
$945,000
Median Townhouse Price
11/11/2021 - 10/11/2022: $1,001,000

Comparable Properties



2/55 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

2 2 1

Price: $990,000
Method: Private Sale
Date: 16/06/2022
Property Type: Townhouse (Res)

Agent Comments

2/427 Camberwell Rd CAMBERWELL 3124 (VG)

2 - -

Price: $950,000
Method: Sale
Date: 10/06/2022
Property Type: Flat/Unit/Apartment (Res)

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.

REIV THE DIFFERENCE
propertydata.com.au

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