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	29 Valley Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $2,510,000 Property Type House Suburb Glen Iris

Period - From 01/07/2021 to 30/06/2022 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	18 Renwick St GLEN IRIS 3146	$2,800,000	21/05/2022
2	8 Radnor St CAMBERWELL 3124	$2,745,000	03/09/2022
3	2 Cromwell St GLEN IRIS 3146	$2,700,000	13/05/2022

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: 20/09/2022 13:55

29 Valley Parade, Glen Iris Vic 3146

shelter. Real Estate
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3 2 4

Property Type: House
Land Size: 840 sqm approx

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending June 2022: $2,510,000

Agent Comments

This substantial and comfortable 3 bedroom, 2 bathroom family home is ready and waiting for its next chapter. Options are endless with the potential to develop (STCA), renovate the existing home or rebuild your dream home on a large 840sqm (approx.) parcel of land with two street frontages

Comparable Properties



18 Renwick St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,800,000
Method: Sold Before Auction
Date: 21/05/2022
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments



8 Radnor St CAMBERWELL 3124 (REI)

3 1 1

Price: $2,745,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)
Land Size: 642 sqm approx

Agent Comments



2 Cromwell St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,700,000
Method: Sold Before Auction
Date: 13/05/2022
Property Type: House
Land Size: 757 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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