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	34a Queens Parade, 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 $2,280,000 Property Type House Suburb Glen Iris

Period - From 01/10/2022 to 31/12/2022 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	14a Denman Av GLEN IRIS 3146	$2,000,000	12/11/2022
2	15 Derna Rd ASHBURTON 3147	$1,908,000	29/10/2022
3	23 Warner Av ASHBURTON 3147	$1,820,000	03/09/2022

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: 20/02/2023 10:21

34a Queens Parade, Glen Iris Vic 3146

shelter. Real Estate
Zali Reynolds
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4 3 2

Property Type: Townhouse
Land Size: 318 sqm approx

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
December quarter 2022: $2,280,000

Agent Comments

Quality construction and meticulous attention to detail deliver a premium family living environment in this luxuriously proportioned family home.

Comparable Properties



14a Denman Av GLEN IRIS 3146 (REI/VG)

4 2 1

Price: $2,000,000
Method: Auction Sale
Date: 12/11/2022
Property Type: House (Res)
Land Size: 430 sqm approx

Agent Comments



15 Derna Rd ASHBURTON 3147 (REI/VG)

4 3 2

Price: $1,908,000
Method: Sold Before Auction
Date: 29/10/2022
Property Type: House (Res)
Land Size: 335 sqm approx

Agent Comments



23 Warner Av ASHBURTON 3147 (REI/VG)

4 4 1

Price: $1,820,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments

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