

# 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

71 Florizel Street, Glen Iris, VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,200,000

&

\$2,400,000

### Median sale price

Median price

\$2,440,000

Property Type

House

Suburb

GLEN IRIS

Period - From

01/05/2024

to

30/10/2024

Source

core\_logic

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 80 Summerhill Road Glen Iris Vic 3146	\$2,200,000	2024-08-07
2 60 Bath Road Glen Iris Vic 3146	\$2,285,000	2024-10-19
3		

This Statement of Information was prepared on:

31/10/2024