

## 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

70 Valley Parade, 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 \$1,500,000

&

\$1,600,000

#### Median sale price

Median price \$2,055,000

House

X

Unit

Suburb Glen Iris

Period - From 01/01/2018

to

31/03/2018

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	30a Peate Av GLEN IRIS 3146	\$1,680,000	28/04/2018
2	12 Mills St GLEN IRIS 3146	\$1,525,000	23/06/2018
3	21 Beatty Cr ASHBURTON 3147	\$1,505,000	24/03/2018

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.



3 2 2

**Rooms:**

**Property Type:** House

**Land Size:** 599 sqm approx

**Agent Comments**

## Comparable Properties



**30a Peate Av GLEN IRIS 3146 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 28/04/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 487 sqm approx



**12 Mills St GLEN IRIS 3146 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,525,000

**Method:** Auction Sale

**Date:** 23/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 605 sqm approx



**21 Beatty Cr ASHBURTON 3147 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,505,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 556 sqm approx