

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

15 Greendale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,350,000 & \$2,550,000

Median sale price

Median price \$2,370,000 Property Type House Suburb Glen Iris

Period - From 01/10/2023 to 30/09/2024 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	110 Great Valley Rd GLEN IRIS 3146	\$2,500,000	26/10/2024
2	42 Flowerdale Rd GLEN IRIS 3146	\$2,545,000	10/09/2024
3	6 Sunhill Rd GLEN IRIS 3146	\$2,420,000	22/06/2024

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:

13/11/2024 11:27



Rooms: 5
Property Type: House
Land Size: 647.145 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,350,000 - \$2,550,000
Median House Price
 Year ending September 2024: \$2,370,000

Comparable Properties



110 Great Valley Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,500,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 738 sqm approx



42 Flowerdale Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,545,000
Method: Sold Before Auction
Date: 10/09/2024
Property Type: House (Res)
Land Size: 697 sqm approx



6 Sunhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,420,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 603 sqm approx

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