

## 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

35 Great Valley Road 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,500,000

&

\$2,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,251,500

Property type

House

Suburb

Glen Iris

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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 Atkins Avenue Glen Iris VIC 3146	\$2,810,000	19-Aug-21
32 Faircroft Avenue Glen Iris VIC 3146	\$2,705,000	02-Oct-21
10 Hilltop Avenue Glen Iris VIC 3146	\$2,615,000	05-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 08 October 2021

**1 Atkins Avenue Glen Iris VIC 3146**Sold Price <sup>RS</sup> **\$2,810,000** <sup>UN</sup> Sold Date **19-Aug-21**

5 3 2

Distance **0.58km****32 Faircroft Avenue Glen Iris VIC 3146**Sold Price <sup>RS</sup> **\$2,705,000** <sup>UN</sup> Sold Date **02-Oct-21**

4 3 2

Distance **1.07km****10 Hilltop Avenue Glen Iris VIC 3146**Sold Price <sup>RS</sup> **\$2,615,000** <sup>UN</sup> Sold Date **05-Oct-21**

4 2 2

Distance **1.55km****RS** = Recent sale**UN** = Undisclosed Sale

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