

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

17 Summerhill Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$2,468,000

Property Type House

Suburb Glen Iris

Period - From 28/10/2021

to

27/10/2022

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	8 Nyora Rd GLEN IRIS 3146	\$1,900,000	27/08/2022
2	45 Brandon St GLEN IRIS 3146	\$1,700,000	11/07/2022
3	131 Glen Iris Rd GLEN IRIS 3146	\$1,610,000	23/05/2022

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:

28/10/2022 15:31

17 Summerhill Road, Glen Iris Vic 3146

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 2

Property Type: House (Res)
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
28/10/2021 - 27/10/2022: \$2,468,000

Comparable Properties

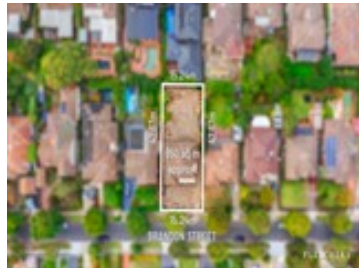


8 Nyora Rd GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$1,900,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 648 sqm approx



45 Brandon St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 -

Price: \$1,700,000
Method: Private Sale
Date: 11/07/2022
Property Type: House
Land Size: 650 sqm approx

131 Glen Iris Rd GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$1,610,000
Method: Sale
Date: 23/05/2022
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Heavyside



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