## 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

98B Summerhill Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,750,000		&		\$1,900,00	00			
Median sale price									
Median price	\$2,280,000	Pro	operty Type	Ηοι	ise		Suburb	Glen Iris	
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/12a Marquis St ASHBURTON 3147	\$1,923,000	26/10/2020
2	1a Poulter St ASHBURTON 3147	\$1,870,000	27/03/2021
3	1/11 Grandview Av GLEN IRIS 3146	\$1,800,000	27/03/2021

OR

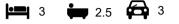
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/04/2021 13:32

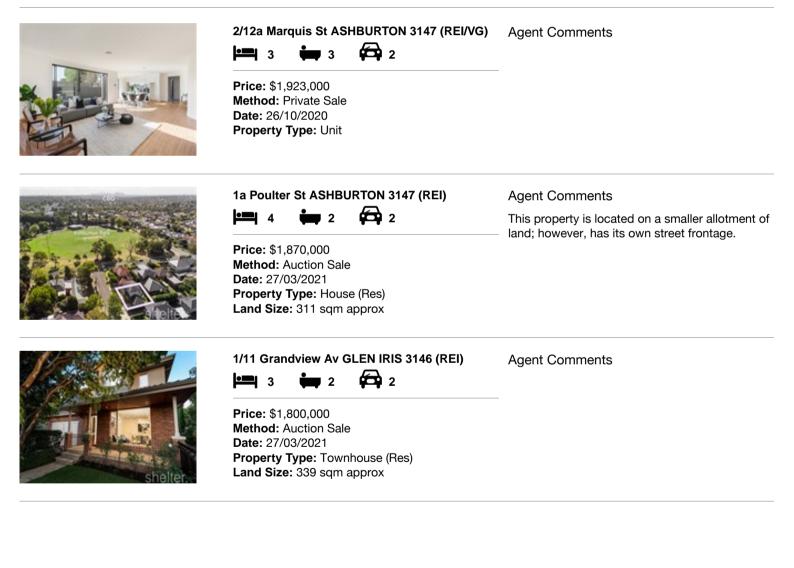






**Property Type:** Agent Comments Indicative Selling Price \$1,750,000 - \$1,900,000 Median House Price March quarter 2021: \$2,280,000

# **Comparable Properties**



#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



