



4/5 3 2

**Rooms:**

**Property Type:** House

**Land Size:** 595 sqm

Agent Comments

## Comparable Properties



**28 Summerhill Rd GLEN IRIS 3146 (REI)**

Agent Comments

4 3 2

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 11/05/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 650 sqm



**28 Ferndale Rd GLEN IRIS 3146 (REI)**

Agent Comments

3 1 2

**Price:** \$2,200,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 700 sqm



**3 Rosedale Rd GLEN IRIS 3146 (REI)**

Agent Comments

3 1 2

**Price:** \$2,085,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 715 sqm

## 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

8 Cloverdale 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)

Range between \$2,000,000

&amp;

\$2,200,000

## Median sale price

Median price \$1,900,000

House

X

Suburb

Glen Iris

Period - From 01/01/2017

to

31/03/2017

Source REIV

## Comparable property sales

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
28 Summerhill Rd GLEN IRIS 3146	\$2,200,000	11/05/2017
28 Ferndale Rd GLEN IRIS 3146	\$2,200,000	25/02/2017
3 Rosedale Rd GLEN IRIS 3146	\$2,085,000	13/05/2017