

# 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

47 Gardiner Parade, 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 \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,153,500

Property Type House

Suburb Glen Iris

Period - From 29/03/2020

to

28/03/2021

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	4 Howie St GLEN IRIS 3146	\$2,060,000	20/03/2021
2			
3			

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:

29/03/2021 10:40



3 0 2

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

29/03/2020 - 28/03/2021: \$2,153,500

## Comparable Properties



**4 Howie St GLEN IRIS 3146 (REI)**

3 1 2

**Price:** \$2,060,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Land Size:** 655 sqm approx

Agent Comments

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.