

# 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

14 Grosvenor 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)

Single price

or range between

\$850,000

&

\$910,000

### Median sale price

Median price

\$ 740,000

Property type

Unit

Suburb

GLEN IRIS

Period - From

29/06/2021

to

29/06/2022

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property |                                       | Price     | Date of sale |
|--------------------------------|---------------------------------------|-----------|--------------|
| 1                              | 2/22 Aintree Road Glen Iris Vic 3146  | \$910,000 | 2022-05-24   |
| 2                              | 4/902 Toorak Road Camberwell Vic 3124 | \$850,000 | 2022-02-02   |
| 3                              | 1/233 Burke Road Glen Iris Vic 3146   | \$888,000 | 2022-02-03   |

This Statement of Information was prepared on:

29/06/2022