

## 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

55 Vears 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,700,000

&

\$2,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,258,000

Property type

House

Suburb

Glen Iris

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 24 Kardinia Road Glen Iris VIC 3146 | \$3,098,000 | 13-Oct-21 |
| 1 Ruskin Court Glen Iris VIC 3146   | \$2,925,000 | 14-Sep-21 |
| 44 Rosedale Road Glen Iris VIC 3146 | \$2,900,000 | 09-Oct-21 |

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 6 months.~~

This Statement of Information was prepared on: 22 October 2021



24 Kardinia Road Glen Iris VIC 3146 Sold Price <sup>RS</sup> **\$3,098,000** <sup>UN</sup> Sold Date **13-Oct-21**

5 2 2

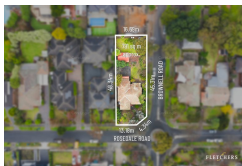
Distance **1.77km**



1 Ruskin Court Glen Iris VIC 3146 Sold Price <sup>RS</sup> **\$2,925,000** <sup>UN</sup> Sold Date **14-Sep-21**

4 3 3

Distance **1.94km**



44 Rosedale Road Glen Iris VIC 3146 Sold Price <sup>RS</sup> **\$2,900,000** Sold Date **09-Oct-21**

3 1 2

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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