

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

80 Valley Parade Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,258,000

Property type

House

Suburb

Glen Iris

Period-from

01 Nov 2020

to

31 Oct 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

| | | |
|--|-------------|-----------|
| 1 Ruskin Court Glen Iris VIC 3146 | \$2,925,000 | 14-Sep-21 |
| 32 Faircroft Avenue Glen Iris VIC 3146 | \$2,705,000 | 02-Oct-21 |
| 17 Cole Avenue Glen Iris VIC 3146 | \$2,610,000 | 18-Aug-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: 15 November 2021

**1 Ruskin Court Glen Iris VIC 3146**Sold Price ^{RS} **\$2,925,000** ^{UN} Sold Date **14-Sep-21**

4 3 3

Distance **0.66km****32 Faircroft Avenue Glen Iris VIC 3146**Sold Price ^{RS} **\$2,705,000** ^{UN} Sold Date **02-Oct-21**

4 3 2

Distance **1.25km****17 Cole Avenue Glen Iris VIC 3146**Sold Price **\$2,610,000** Sold Date **18-Aug-21**

4 3 2

Distance **0.54km****RS** = Recent sale**UN** = Undisclosed Sale

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