

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

1/27 Denman Avenue 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

or range
between

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Oct 2019

to

30 Sep 2020

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

2A Staughton Road Camberwell VIC 3124	\$1,580,000	02-May-20
2/151 Wattle Valley Road Camberwell VIC 3124	\$1,600,000	10-Aug-20
3/56 Flowerdale Road Glen Iris VIC 3146	\$1,602,000	28-Jul-20

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: 08 October 2020

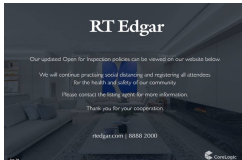
**2A Staughton Road Camberwell
VIC 3124**

3 2 2

Sold Price

\$1,580,000Sold Date **02-May-20**

Distance

1.16km**2/151 Wattle Valley Road
Camberwell VIC 3124**

4 3 2

Sold Price

\$1,600,000Sold Date **10-Aug-20**

Distance

1.19km**3/56 Flowerdale Road Glen Iris VIC
3146**

3 2 2

Sold Price

\$1,602,000Sold Date **28-Jul-20**

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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