

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

2/55 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,050,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2022

to

31/03/2022

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	5/1506 Malvern Rd GLEN IRIS 3146	\$1,145,000	07/12/2021
2	6/55 Glen Iris Rd GLEN IRIS 3146	\$965,000	01/04/2022
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:

02/06/2022 15:15

2/55 Glen Iris Road, Glen Iris Vic 3146

shelter.
Real Estate

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Indicative Selling Price

\$1,050,000

Median Unit Price

March quarter 2022: \$730,000



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



5/1506 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 1

Price: \$1,145,000

Method: Sold Before Auction

Date: 07/12/2021

Property Type: Townhouse (Res)



6/55 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

2 2 1

Price: \$965,000

Method: Private Sale

Date: 01/04/2022

Property Type: Townhouse (Single)

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.

Account - Shelter Real Estate | P: 03 9889 3990



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