

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

3/15 Somerset Road 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

\$1,650,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Dec 2020

to

30 Nov 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

1/31 Flowerdale Road Glen Iris VIC 3146	\$1,695,000	09-Oct-21
132A Glen Iris Road Glen Iris VIC 3146	\$1,850,000	21-Jul-21
9A Hillside Parade Glen Iris VIC 3146	\$1,900,000	17-Jul-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: 08 December 2021

**1/31 Flowerdale Road Glen Iris VIC 3146**

3 2 2

Sold Price ^{RS} **\$1,695,000** ^{UN} Sold Date **09-Oct-21**Distance **0.8km****132A Glen Iris Road Glen Iris VIC 3146**

3 2 3

Sold Price **\$1,850,000** Sold Date **21-Jul-21**Distance **1km****9A Hillside Parade Glen Iris VIC 3146**

3 2 2

Sold Price **\$1,900,000** Sold Date **17-Jul-21**Distance **1.02km****RS** = Recent sale**UN** = Undisclosed Sale

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