

## 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

30 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,178,500

Property type

House

Suburb

Glen Iris

Period-from

01 Jul 2020

to

30 Jun 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

1/8 Lithgow Street Glen Iris VIC 3146	\$1,220,000	27-Mar-21
48A Summerhill Road Glen Iris VIC 3146	\$1,300,000	06-May-21
1/15 Lucerne Street Ashburton VIC 3147	\$1,240,000	27-Mar-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: 29 July 2021

**1/8 Lithgow Street Glen Iris VIC  
3146**

3 1 2

Sold Price **\$1,220,000** Sold Date **27-Mar-21**Distance **1.2km****48A Summerhill Road Glen Iris VIC  
3146**

2 - 1

Sold Price **\$1,300,000** Sold Date **06-May-21**Distance **1.32km****1/15 Lucerne Street Ashburton VIC  
3147**

3 1 1

Sold Price **\$1,240,000** Sold Date **27-Mar-21**Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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