Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	52 Valley Parade, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,900,000	&	\$3,100,000

Median sale price

Median price	\$2,430,000	Pro	perty Type	House		Suburb	Glen Iris
Period - From	01/07/2021	to	30/09/2021		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

7,01	aress of comparable property	1 1100	Date of Sale
1	16 Malvern Av GLEN IRIS 3146	\$3,060,000	06/09/2021
2	8 Glencairn Av CAMBERWELL 3124	\$2,968,000	08/07/2021
3	44 Rosedale Rd GLEN IRIS 3146	\$2,900,000	09/10/2021

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: 18/10/2021 13:41



Date of sale



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> **Indicative Selling Price** \$2,900,000 - \$3,100,000

Median House Price

September quarter 2021: \$2,430,000

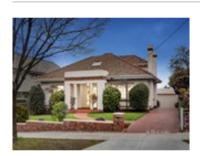




Property Type: House (Previously Occupied - Detached) Land Size: 1050 sqm approx

Agent Comments

Comparable Properties



16 Malvern Av GLEN IRIS 3146 (REI/VG)





Price: \$3,060,000

Method: Sold Before Auction

Date: 06/09/2021 Property Type: House Land Size: 884 sqm approx **Agent Comments**



8 Glencairn Av CAMBERWELL 3124 (REI)







Price: \$2,968,000 Method: Private Sale Date: 08/07/2021 Property Type: House Land Size: 970 sqm approx Agent Comments



44 Rosedale Rd GLEN IRIS 3146 (REI)





Price: \$2,900,000 Method: Auction Sale Date: 09/10/2021

Property Type: House (Res) Land Size: 791 sqm approx Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990



