

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

52 Valley Parade, Glen Iris Vic 3146

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 Property 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	Price	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

52 Valley Parade, Glen Iris Vic 3146

shelter.
Real Estate

Zali Reynolds

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Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

September quarter 2021: \$2,430,000



5 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 1050 sqm approx

Agent Comments

Comparable Properties



16 Malvern Av GLEN IRIS 3146 (REI/VG)

Agent Comments

5 2 2

Price: \$3,060,000

Method: Sold Before Auction

Date: 06/09/2021

Property Type: House

Land Size: 884 sqm approx



8 Glencairn Av CAMBERWELL 3124 (REI)

Agent Comments

5 3 -

Price: \$2,968,000

Method: Private Sale

Date: 08/07/2021

Property Type: House

Land Size: 970 sqm approx



44 Rosedale Rd GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$2,900,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 791 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990



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