

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

9/55 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$990,000

&

\$1,045,000

Median sale price

Median price \$1,285,000

Property Type Townhouse

Suburb Glen Iris

Period - From 15/01/2021

to

14/01/2022

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	2/146 Glen Iris Rd GLEN IRIS 3146	\$1,000,000	12/11/2021
2			
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:

15/01/2022 16:53



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$990,000 - \$1,045,000

Median Townhouse Price

15/01/2021 - 14/01/2022: \$1,285,000

Comparable Properties



2/146 Glen Iris Rd GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$1,000,000

Method: Sale

Date: 12/11/2021

Property Type: Company Share N.E.C. (ground level)

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 - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000