

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

1/11 Gardiner Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$745,000

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2022

to 31/12/2022

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	2/31 Rosedale Rd GLEN IRIS 3146	\$1,505,000	12/11/2022
2	1256 Toorak Rd CAMBERWELL 3124	\$1,550,000	23/11/2022
3	1/25 Gardiner Pde GLEN IRIS 3146	\$1,640,000	14/09/2022

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:

22/02/2023 15:24



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/31 Rosedale Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,505,000

Method: Auction Sale

Date: 12/11/2022

Property Type: Townhouse (Res)



1256 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$1,550,000

Method: Private Sale

Date: 23/11/2022

Property Type: House



1/25 Gardiner Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,640,000

Method: Private Sale

Date: 14/09/2022

Property Type: Townhouse (Single)