

## 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

34 Queens Parade, 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)

Range between

\$1,700,000

&

\$1,800,000

#### Median sale price

Median price

\$1,850,000

House

X

Unit

Suburb

Glen Iris

Period - From

01/04/2019

to

30/06/2019

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	1/14 Hollsmoor Rd CAMBERWELL 3124	\$1,750,000	01/07/2019
2	127 Through Rd CAMBERWELL 3124	\$1,750,000	15/02/2019
3	54 Gloucester Rd ASHBURTON 3147	\$1,695,000	02/04/2019

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.



4 3.5 2

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 327 sqm approx

Agent Comments

## Comparable Properties



**1/14 Hollsmoor Rd CAMBERWELL 3124 (REI)**

Agent Comments

4 2 2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 01/07/2019

**Rooms:** -

**Property Type:** Townhouse (Single)



**127 Through Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

5 2 -

**Price:** \$1,750,000

**Method:** Sold Before Auction

**Date:** 15/02/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**54 Gloucester Rd ASHBURTON 3147 (REI/VG)**

Agent Comments

5 3 2

**Price:** \$1,695,000

**Method:** Private Sale

**Date:** 02/04/2019

**Rooms:** -

**Property Type:** Townhouse (Single)