

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

32 ROWEN STREET GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,900,000

&

\$3,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,464,000

Property type

House

Suburb

Glen Iris

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 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

46 LISTON STREET GLEN IRIS VIC 3146	\$3,000,000	05-May-22
77 ASHBURTON ROAD GLEN IRIS VIC 3146	\$3,005,000	14-May-22
38 FLOWERDALE ROAD GLEN IRIS VIC 3146	\$3,060,000	10-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 28 September 2022



46 LISTON STREET GLEN IRIS VIC 3146

Sold Price

\$3,000,000

Sold Date

05-May-22



5



5



2

Distance

0.19km



77 ASHBURTON ROAD GLEN IRIS VIC 3146

Sold Price

\$3,005,000

Sold Date

14-May-22



4



3



2

Distance

1.22km



38 FLOWERDALE ROAD GLEN IRIS VIC 3146

Sold Price

^{RS} **\$3,060,000** ^{UN}

Sold Date

10-Sep-22



4



2



2

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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