

## 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 36 Great Valley Road, 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 \$2,150,000 & \$2,250,000

### Median sale price

Median price \$1,350,000 Property type Unit Suburb Glen Iris

Period - From 03/03/2019 To 03/03/2020 Source PropertyData.com.au

### Comparable property sales

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 1491 High St GLEN IRIS 3146 VIC	\$\$2,405,000	29/02/2020
2 54 Osborne Av GLEN IRIS 3146 VIC	\$2,451,000	14/12/2019
3 3 Vale St GLEN IRIS 3146 VIC	\$2,395,000	26/10/2019

This Statement of Information was prepared on: 30<sup>th</sup> March 2020