

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

51a Rosedale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	2a Barbara Av GLEN IRIS 3146	\$1,105,000	06/04/2019
2	21 Bonnyview St GLEN IRIS 3146	\$1,154,000	27/07/2019
3	23 Dent St GLEN IRIS 3146	\$1,180,000	16/03/2019

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.



3 2 2

Rooms:
Property Type: House -
 Semi-detached
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 June quarter 2019: \$1,850,000

Comparable Properties



2a Barbara Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$1,105,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 4
Property Type: House (Res)



21 Bonnyview St GLEN IRIS 3146 (REI)

Agent Comments

3 1 1

Price: \$1,154,000
Method: Auction Sale
Date: 27/07/2019
Rooms: 4
Property Type: House (Res)



23 Dent St GLEN IRIS 3146 (REI)

Agent Comments

2 1 -

Price: \$1,180,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 393 sqm approx