

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

55 SUMMERHILL ROAD 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

\$3,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,312,500

Property type

House

Suburb

Glen Iris

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

7 GLEN IRIS ROAD CAMBERWELL VIC 3124	\$3,350,000	19-Feb-22
32 YEOVIL ROAD GLEN IRIS VIC 3146	\$3,400,000	22-Dec-21
5 LAXDALE ROAD CAMBERWELL VIC 3124	\$3,390,000	26-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 May 2022



7 GLEN IRIS ROAD CAMBERWELL VIC 3124

5 3 3

Sold Price

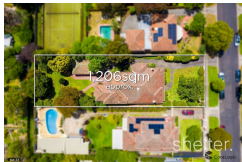
\$3,350,000

Sold Date

19-Feb-22

Distance

1.26km



32 YEOVIL ROAD GLEN IRIS VIC 3146

5 3 2

Sold Price

\$3,400,000

Sold Date

22-Dec-21

Distance

0.72km



5 LAXDALE ROAD CAMBERWELL VIC 3124

5 3 2

Sold Price

^{RS} **\$3,390,000** ^{UN}

Sold Date

26-Feb-22

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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