

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 58 Valley Parade, Glen Iris, VIC 3146

Indicative selling price

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

Single price or range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$2,450,000 Property type House Suburb GLEN IRIS
Period - From 17/03/2022 to 16/03/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 28 Van Ness Avenue Glen Iris Vic 3146	\$1,820,000	2022-11-12
2 19 Parkin Street Glen Iris Vic 3146	\$2,160,000	2022-11-17
3 69 Iris Road Glen Iris Vic 3146	\$1,980,000	2022-11-19

This Statement of Information was prepared on: 17/03/2023

