

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

22 Park 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

or range
between

\$2,450,000

&

\$2,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,100,000

Property type

House

Suburb

Glen Iris

Period-from

01 Jan 2020

to

31 Dec 2020

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

6 Martin Road Glen Iris VIC 3146	\$2,725,000	23-Nov-20
53 Valley Parade Glen Iris VIC 3146	\$2,500,000	24-Oct-20
45 Bourne Road Glen Iris VIC 3146	\$2,475,000	24-Nov-20

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 January 2021

**6 Martin Road Glen Iris VIC 3146**

Sold Price

\$2,725,000Sold Date **23-Nov-20** 3  2  3Distance **0.47km****53 Valley Parade Glen Iris VIC 3146**

Sold Price

^{RS} **\$2,500,000**Sold Date **24-Oct-20** 4  3  3Distance **0.69km****45 Bourne Road Glen Iris VIC 3146**

Sold Price

\$2,475,000Sold Date **24-Nov-20** 4  2  2Distance **0.91km****RS** = Recent sale**UN** = Undisclosed Sale

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