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 app	olicable)				
Median Price	\$2 100 000	Property type	House	Suburb	Glen Iris

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.

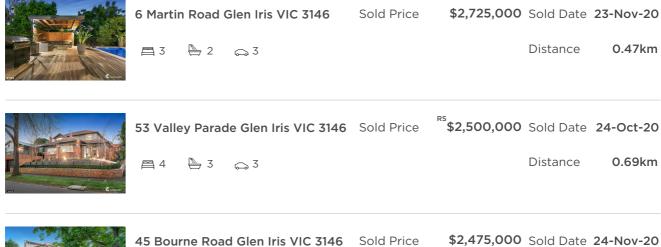
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shelter.

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45 Bourne Road Glen Iris VIC 3146 Sold Price \$2,475,000 Sold Date 24-Nov-20 □ 4 2 2 2 Distance 0.91km

RS = Recent sale UN = Undisclosed Sale

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