

# 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

6 Gardiner Parade, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000

&

\$2,640,000

### Median sale price

Median price \$2,512,500

Property Type House

Suburb Glen Iris

Period - From 01/01/2021

to 31/12/2021

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	57 Gardiner Pde GLEN IRIS 3146	\$2,595,000	27/11/2021
2	23 Summerhill Rd GLEN IRIS 3146	\$2,475,000	08/10/2021
3	55 Park Rd GLEN IRIS 3146	\$2,450,000	13/11/2021

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.~~

This Statement of Information was prepared on:

05/04/2022 14:06



 5  2  1

**Property Type:** House  
**Land Size:** 788 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,400,000 - \$2,640,000  
**Median House Price**  
 Year ending December 2021: \$2,512,500

## Comparable Properties



**57 Gardiner Pde GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,595,000  
**Method:** Auction Sale  
**Date:** 27/11/2021  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx



**23 Summerhill Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

 4  2  4

**Price:** \$2,475,000  
**Method:** Private Sale  
**Date:** 08/10/2021  
**Property Type:** House  
**Land Size:** 808 sqm approx



**55 Park Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$2,450,000  
**Method:** Auction Sale  
**Date:** 13/11/2021  
**Property Type:** House (Res)  
**Land Size:** 717 sqm approx