## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	1/29 Flowerdale Road, Glen Iris Vic 3146
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$950,000 &	\$1,045,000
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### Median sale price

Median price	\$1,337,500	Pro	perty Type T	ownhouse		Suburb	Glen Iris
Period - From	24/01/2023	to	23/01/2024		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

Add	dress of comparable property	Price	Date of sale
1	1/33 Howard St GLEN IRIS 3146	\$1,050,000	08/09/2023
2	564 Camberwell Rd CAMBERWELL 3124	\$990,000	19/08/2023
3	1/31 Yeovil Rd GLEN IRIS 3146	\$975,000	16/01/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/01/2024 12:31
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**Agent Comments** 

**Indicative Selling Price** \$950,000 - \$1,045,000 **Median Townhouse Price** 24/01/2023 - 23/01/2024: \$1,337,500

# Comparable Properties



1/33 Howard St GLEN IRIS 3146 (REI/VG)





Price: \$1,050,000

Method: Sold Before Auction

Date: 08/09/2023 Property Type: Villa **Agent Comments** 



564 Camberwell Rd CAMBERWELL 3124

(REI/VG)





Price: \$990,000 Method: Auction Sale Date: 19/08/2023

Property Type: Townhouse (Res) Land Size: 232 sqm approx

Agent Comments



1/31 Yeovil Rd GLEN IRIS 3146 (REI)

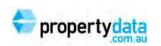


Agent Comments

Price: \$975,000 Method: Private Sale Date: 16/01/2024 Property Type: Villa

Account - Marshall White | P: 03 9822 9999





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