

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

1 Flowerdale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,471,500 Property Type House 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.

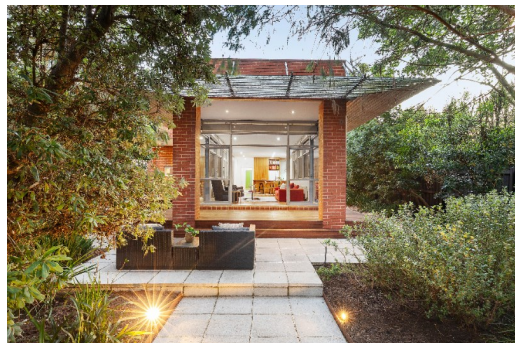
	Address of comparable property	Price	Date of sale
1	9 Seaton St GLEN IRIS 3146	\$3,305,000	21/10/2023
2	80 Valley Pde GLEN IRIS 3146	\$3,220,000	25/11/2023
3	2e Glenvale Rd GLEN IRIS 3146	\$3,200,000	21/11/2023

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:

24/01/2024 09:21



Property Type:

Divorce/Estate/Family Transfers

Land Size: 803 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

24/01/2023 - 23/01/2024: \$2,471,500

Comparable Properties



9 Seaton St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$3,305,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 738 sqm approx



80 Valley Pde GLEN IRIS 3146 (REI)

Agent Comments



Price: \$3,220,000

Method: Private Sale

Date: 25/11/2023

Property Type: House



2e Glenvale Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$3,200,000

Method: Private Sale

Date: 21/11/2023

Property Type: House