# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

4 Valley Parade, Glen Iris Vic 3146
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### Indicative selling price

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

Range between	\$1,900,000	&	\$2,090,000
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### Median sale price

Median price	\$2,450,000	Pro	perty Type	House		Suburb	Glen Iris
Period - From	01/07/2023	to	30/09/2023		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	1002 Toorak Rd CAMBERWELL 3124	\$2,025,000	16/09/2023
2	71 Glen Iris Rd GLEN IRIS 3146	\$1,880,000	14/07/2023
3	1/65 Glen Iris Rd GLEN IRIS 3146	\$1,860,000	20/09/2023

#### 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:	16/10/2023 12:34





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**Indicative Selling Price** \$1,900,000 - \$2,090,000 **Median House Price** 

September quarter 2023: \$2,450,000



Property Type: House Land Size: 639 sqm approx **Agent Comments** 

# Comparable Properties



1002 Toorak Rd CAMBERWELL 3124 (REI)





Price: \$2,025,000 Method: Auction Sale Date: 16/09/2023

Property Type: House (Res) Land Size: 696 sqm approx

**Agent Comments** 



71 Glen Iris Rd GLEN IRIS 3146 (REI)







Price: \$1,880,000

Method: Sold Before Auction

Date: 14/07/2023

Property Type: House (Res) Land Size: 789 sqm approx

Agent Comments



1/65 Glen Iris Rd GLEN IRIS 3146 (REI)





Price: \$1.860.000 Method: Private Sale Date: 20/09/2023

Property Type: Townhouse (Single)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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