

# 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

27 Rosedale Road, 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 \$2,600,000 & \$2,800,000

### Median sale price

Median price \$2,450,000 Property Type House Suburb Glen Iris

Period - From 01/07/2022 to 30/06/2023 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	Price	Date of sale
1	32 Munro Av ASHBURTON 3147	\$2,755,000	04/08/2023
2	78 Summerhill Rd GLEN IRIS 3146	\$2,630,000	28/06/2023
3	63 Florizel St GLEN IRIS 3146	\$2,625,000	15/06/2023

**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:

23/08/2023 11:40



**Rooms:** 6

**Property Type:** House

**Land Size:** 715 sqm approx

Agent Comments

## Comparable Properties



**32 Munro Av ASHBURTON 3147 (REI)**

Agent Comments



**Price:** \$2,755,000

**Method:** Sold Before Auction

**Date:** 04/08/2023

**Property Type:** House (Res)

**Land Size:** 835 sqm approx



**78 Summerhill Rd GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$2,630,000

**Method:** Sold Before Auction

**Date:** 28/06/2023

**Property Type:** House (Res)

**Land Size:** 784 sqm approx



**63 Florazel St GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$2,625,000

**Method:** Private Sale

**Date:** 15/06/2023

**Property Type:** House

**Land Size:** 649 sqm approx