

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

4 Prosper Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,472,000 Property Type House Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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	568-570 Camberwell Rd CAMBERWELL 3124	\$2,320,000	04/12/2023
2	13 Aylwin Av BURWOOD 3125	\$2,260,000	24/02/2024
3	18 Lithgow St GLEN IRIS 3146	\$2,100,000	12/02/2024

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:

27/02/2024 12:26



Rooms: 7
Property Type: House
Land Size: 1280 sqm approx

Agent Comments

An enticing opportunity in the coveted Summerhill Estate precinct, this expansive 1280 sqm (approx) allotment with clinker brick home delivers an irresistible prospect for a full renovation or new build.

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

December quarter 2023: \$2,472,000

Comparable Properties



568-570 Camberwell Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$2,320,000
Method: Private Sale
Date: 04/12/2023
Property Type: House
Land Size: 1122 sqm approx



13 Aylwin Av BURWOOD 3125 (REI) Agent Comments



Price: \$2,260,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 965 sqm approx



18 Lithgow St GLEN IRIS 3146 (REI) Agent Comments



Price: \$2,100,000
Method: Sold Before Auction
Date: 12/02/2024
Property Type: House (Res)
Land Size: 810 sqm approx