

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

5 ROSEMARY GROVE GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,300,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,472,000

Property type

House

Suburb

Glen Iris

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

28 BERTRAM STREET GLEN IRIS VIC 3146	\$2,450,000	02-Mar-24
68 MADELINE STREET GLEN IRIS VIC 3146	\$2,586,000	17-Feb-24

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 6 months.

This Statement of Information was prepared on: 28 May 2024



**28 BERTRAM STREET GLEN IRIS
VIC 3146**

Sold Price ^{RS} **\$2,450,000** ^{UN} Sold Date **02-Mar-24**

4 2 2

Distance **0.84km**



**68 MADELINE STREET GLEN IRIS
VIC 3146**

Sold Price **\$2,586,000** Sold Date **17-Feb-24**

4 2 2

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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