

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

53 Rosedale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	141 Glen Iris Rd GLEN IRIS 3146	\$1,850,000	29/11/2023
2	44 Francis Cr GLEN IRIS 3146	\$1,820,000	24/02/2024
3	1/27 Grandview Av GLEN IRIS 3146	\$1,805,000	17/11/2023

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:

24/04/2024 10:52



3 2 2

Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



141 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Private Sale

Date: 29/11/2023

Property Type: House



44 Francis Cr GLEN IRIS 3146 (REI)

Agent Comments

3 2 4

Price: \$1,820,000

Method: Sold Before Auction

Date: 24/02/2024

Property Type: House (Res)



1/27 Grandview Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,805,000

Method: Sold Before Auction

Date: 17/11/2023

Property Type: Villa

Land Size: 318 sqm approx