

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

55 Great Valley Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$2,075,000

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	21 George St CAMBERWELL 3124	\$2,220,000	02/12/2023
2	36 Cooloongatta Rd CAMBERWELL 3124	\$2,060,000	23/03/2024
3	12 Aintree Rd GLEN IRIS 3146	\$1,968,000	01/03/2024

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:

03/04/2024 19:02



Rooms: 4
Property Type: House
Land Size: 619 sqm approx

Agent Comments

Nestled in an exclusive, tranquil Glen Iris enclave mere moments from all conveniences, discover this single-level residence, offering effortless maintenance and abundant charm. Set on an expansive 619sqm approx.

Indicative Selling Price

\$2,075,000

Median House Price

December quarter 2023: \$2,472,000

Comparable Properties



21 George St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,220,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 658 sqm approx



36 Cooloongatta Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,060,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 559 sqm approx



12 Aintree Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,968,000
Method: Sold Before Auction
Date: 01/03/2024
Property Type: House (Res)