

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

8 Queens Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,550,500 Property Type House Suburb Glen Iris

Period - From 01/01/2023 to 31/03/2023 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	15a Renwick St GLEN IRIS 3146	\$2,210,000	13/05/2023
2	34A Queens Pde GLEN IRIS 3146	\$2,050,000	18/03/2023
3			

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:

07/07/2023 09:22



3 2 2

Property Type: Townhouse (Res)

Land Size: 329 sqm approx

Agent Comments

Step into a world of sophistication and indulgence with this exceptional high-end residence, peacefully nestled in a Blue-chip tree-lined street. Meticulously designed and crafted to perfection, this property redefines luxury low-maintenance living.

Comparable Properties



15a Renwick St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$2,210,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Townhouse (Res)

Land Size: 311 sqm approx

34A Queens Pde GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$2,050,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 318 sqm approx

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.