

# 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

71 Valley Parade, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,900,000

### 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	26 Prosper Pde GLEN IRIS 3146	\$3,060,000	06/05/2023
2	46 Flowerdale Rd GLEN IRIS 3146	\$2,913,000	03/06/2023
3	934 Toorak Rd CAMBERWELL 3124	\$2,811,000	20/05/2023

**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:

26/06/2023 11:35



5 3 3

**Property Type:** House

**Land Size:** 939 sqm approx

Agent Comments

## Comparable Properties



26 Prosper Pde GLEN IRIS 3146 (REI)

Agent Comments

5 3 2

**Price:** \$3,060,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** House (Res)

**Land Size:** 966 sqm approx



46 Flowerdale Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

**Price:** \$2,913,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 830 sqm approx



934 Toorak Rd CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

**Price:** \$2,811,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 832 sqm approx