

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

1/88 Summerhill Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,620,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2021

to 30/06/2021

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	2/37 Donna Buang St CAMBERWELL 3124	\$1,600,000	24/05/2021
2	74 Gardiner Pde GLEN IRIS 3146	\$1,615,000	01/03/2021
3	2/27 Orange Gr CAMBERWELL 3124	\$1,561,000	20/02/2021

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:

02/08/2021 11:29



 3  2  2

Rooms: 5
Property Type: Unit
Land Size: 341 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
June quarter 2021: \$2,620,000

Comparable Properties



2/37 Donna Buang St CAMBERWELL 3124 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,600,000
Method: Private Sale
Date: 24/05/2021
Property Type: Townhouse (Single)



74 Gardiner Pde GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,615,000
Method: Private Sale
Date: 01/03/2021
Property Type: House
Land Size: 224 sqm approx



2/27 Orange Gr CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,561,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Townhouse (Res)