

# 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

37 Rosedale Road, 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 \$3,300,000 & \$3,600,000

### Median sale price

Median price \$2,200,000 Property Type House Suburb Glen Iris

Period - From 01/10/2020 to 31/12/2020 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	27 Martin Rd GLEN IRIS 3146	\$3,800,000	16/12/2020
2	1817 Malvern Rd GLEN IRIS 3146	\$3,445,000	25/01/2021
3	44A Renwick St GLEN IRIS 3146	\$3,250,000	23/12/2020

**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:

18/02/2021 14:16



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**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**  
\$3,300,000 - \$3,600,000  
**Median House Price**  
December quarter 2020: \$2,200,000

## Comparable Properties



**27 Martin Rd GLEN IRIS 3146 (REI)**

Agent Comments

5   4   4

**Price:** \$3,800,000  
**Method:** Private Sale  
**Date:** 16/12/2020  
**Property Type:** House  
**Land Size:** 747 sqm approx



**1817 Malvern Rd GLEN IRIS 3146 (REI)**

Agent Comments

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**Price:** \$3,445,000  
**Method:** Private Sale  
**Date:** 25/01/2021  
**Property Type:** House



**44A Renwick St GLEN IRIS 3146 (REI)**

Agent Comments

4   3   2

**Price:** \$3,250,000  
**Method:** Private Sale  
**Date:** 23/12/2020  
**Property Type:** House  
**Land Size:** 480 sqm approx