

# 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 Denman Avenue, 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 \$2,500,000 & \$2,750,000

### 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	49 Peate Av GLEN IRIS 3146	\$2,760,000	24/12/2020
2	10 Adrian St GLEN IRIS 3146	\$2,740,000	13/03/2021
3	53 Valley Pde GLEN IRIS 3146	\$2,500,000	24/10/2020

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:

26/03/2021 11:11



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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 690 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
December quarter 2020: \$2,200,000

## Comparable Properties



**49 Peate Av GLEN IRIS 3146 (REI)**

[Agent Comments](#)

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**Price:** \$2,760,000  
**Method:** Private Sale  
**Date:** 24/12/2020  
**Property Type:** House  
**Land Size:** 1000 sqm approx



**10 Adrian St GLEN IRIS 3146 (REI)**

[Agent Comments](#)

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**Price:** \$2,740,000  
**Method:** Auction Sale  
**Date:** 13/03/2021  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx



**53 Valley Pde GLEN IRIS 3146 (REI/VG)**

[Agent Comments](#)

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**Price:** \$2,500,000  
**Method:** Auction Sale  
**Date:** 24/10/2020  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx