

## 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

3/56 Flowerdale 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) (\*Delete single price or range as applicable)

Single Price

\$1,375,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### 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 6 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

2A Staughton Road Camberwell VIC 3124	\$1,580,000	02-May-20
17A Chamberlain Street Ashburton VIC 3147	\$1,670,000	29-Feb-20
16 St Georges Crescent Ashburton VIC 3147	\$1,750,000	14-Mar-20

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 6 months.~~

This Statement of Information was prepared on: 22 June 2020

**2A Staughton Road Camberwell  
VIC 3124**

3 2 2

Sold Price <sup>RS</sup> **\$1,580,000** Sold Date **02-May-20**Distance **1.74km****17A Chamberlain Street Ashburton  
VIC 3147**

4 3 2

Sold Price **\$1,670,000** Sold Date **29-Feb-20**Distance **1.27km****16 St Georges Crescent Ashburton  
VIC 3147**

4 3 2

Sold Price **\$1,750,000** Sold Date **14-Mar-20**Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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