



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

33 Welfare Parade, GLEN IRIS, 3146

### Indicative selling price

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

Single Price

or range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,900,000

Property type

House

Suburb

GLEN IRIS, 3146

Period from

17/03/2017

to

17/05/2017

Source

Rp data

### Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

10 Yeovil Road, GLEN IRIS, 3146 Victoria

\$1,765,000

18/03/2017

32 Howie Street, GLEN IRIS, 3146 Victoria

\$1,751,000

25/02/2017

22 Montana Street, GLEN IRIS, 3146 Victoria

\$1,865,000

10/12/2016