FitchPartners

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	8 Prosper Parade, Glen Iris Vic 3146

Indicative selling price

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

Single price	$1,600,000

Median sale price

Median price	$1,850,000	House	X	~~Unit~~		Suburb	Glen Iris
Period - From	01/04/2019	to	30/06/2019	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 Dickens St GLEN IRIS 3146	$1,730,000	09/08/2019
2	32 Baker Pde ASHBURTON 3147	$1,715,000	15/06/2019
3	22 Somerset Rd GLEN IRIS 3146	$1,710,000	29/06/2019

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

8 Prosper Parade, Glen Iris Vic 3146

FitchPartners



3 1 2

Rooms:
Property Type: House
Land Size: 1016 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000
Median House Price
June quarter 2019: $1,850,000

Comparable Properties



27 Dickens St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,730,000
Method: Private Sale
Date: 09/08/2019
Rooms: -
Property Type: House (Res)

Agent Comments



32 Baker Pde ASHBURTON 3147 (REI/VG)

3 1 2

Price: $1,715,000
Method: Auction Sale
Date: 15/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



22 Somerset Rd GLEN IRIS 3146 (REI)

3 2 -

Price: $1,710,000
Method: Auction Sale
Date: 29/06/2019
Rooms: -
Property Type: House (Res)

Agent Comments

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