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	46 Erica Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $2,420,000 Property Type House Suburb Glen Iris

Period - From 01/04/2024 to 30/06/2024 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	20a Cressy St MALVERN 3144	$1,760,000	03/08/2024
2	52 Martin Rd GLEN IRIS 3146	$1,700,000	22/06/2024
3	14a Maitland St GLEN IRIS 3146	$1,875,000	11/05/2024

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: 20/08/2024 11:58

46 Erica Avenue, Glen Iris Vic 3146



3 2 2

Property Type: House
Land Size: 371 approx. sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
June quarter 2024: $2,420,000

Comparable Properties



20a Cressy St MALVERN 3144 (REI)

2 1 2

Price: $1,760,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 304 sqm approx

Agent Comments



52 Martin Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $1,700,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)

Agent Comments



14a Maitland St GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $1,875,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 341 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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