

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

1/9 Erica Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$711,000

Property Type Unit

Suburb Glen Iris

Period - From 01/07/2023

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	3/21 Osborne Av GLEN IRIS 3146	\$1,280,000	17/08/2024
2	4/21 Osborne Av GLEN IRIS 3146	\$1,280,000	14/06/2024
3			

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:

04/10/2024 15:27



3 1 3

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

Year ending June 2024: \$711,000

Comparable Properties



3/21 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 1

Price: \$1,280,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Townhouse (Res)



4/21 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Sold Before Auction

Date: 14/06/2024

Property Type: Townhouse (Res)

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.