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<br>Including suburb and postcode | 4/19 Richards Avenue, Glen Iris Vic 3146 |

## Indicative selling price

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

Range between $800,000 & $880,000

## Median sale price

Median price $745,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2022 to 31/12/2022 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 | 1/15 Iris Rd GLEN IRIS 3146 | $877,000 | 18/02/2023 |
| 2 | 1/9 Halley Av CAMBERWELL 3124 | $820,000 | 12/11/2022 |
| 3 | 3/15 Iris Rd GLEN IRIS 3146 | $817,500 | 10/12/2022 |

**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: 09/03/2023 12:01

# 4/19 Richards Avenue, Glen Iris Vic 3146

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2 1 2

**Rooms:** 4
**Property Type:** Unit
**Land Size:** 157approx sqm approx

Agent Comments

**Indicative Selling Price**
$800,000 - $880,000
**Median Unit Price**
December quarter 2022: $745,000

Privately nestled in an elevated, boutique group of only 5, this stylish 1970's villa has been meticulously transformed into a chic light-filled retreat.

## Comparable Properties



**1/15 Iris Rd GLEN IRIS 3146 (REI)**

2 1 3

**Price:** $877,000
**Method:** Auction Sale
**Date:** 18/02/2023
**Property Type:** Unit

Agent Comments



**1/9 Halley Av CAMBERWELL 3124 (REI/VG)**

2 1 1

**Price:** $820,000
**Method:** Auction Sale
**Date:** 12/11/2022
**Property Type:** Unit

Agent Comments



**3/15 Iris Rd GLEN IRIS 3146 (REI/VG)**

2 1 1

**Price:** $817,500
**Method:** Auction Sale
**Date:** 10/12/2022
**Property Type:** Unit

Agent Comments



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