#### 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	13b Richards Avenue, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$2,472,000	Pro	perty Type	House		Suburb	Glen Iris
Period - From	01/10/2023	to	31/12/2023		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	30 Lithgow St GLEN IRIS 3146	\$1,534,000	09/09/2023
2	4 Essex St GLEN IRIS 3146	\$1,528,000	13/09/2023
3	2/33 Iris Rd GLEN IRIS 3146	\$1,520,000	16/12/2023

#### 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:	08/02/2024 11:59





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\$1,400,000 - \$1,500,000 **Median House Price** 

December guarter 2023: \$2,472,000

**Indicative Selling Price** 





**Agent Comments** 

Unexpected in an elevated rear position, this impressive family home and its glorious garden sit in a leafy world of their own just a short stroll from both Nettleton and Ferndale Parks.

### Comparable Properties



30 Lithgow St GLEN IRIS 3146 (VG)

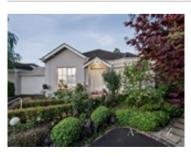
Price: \$1,534,000 Method: Sale Date: 09/09/2023

Property Type: House (Res) Land Size: 220 sqm approx **Agent Comments** 



4 Essex St GLEN IRIS 3146 (REI/VG)

Price: \$1,528,000 Method: Private Sale Date: 13/09/2023 Property Type: House Land Size: 508 sqm approx Agent Comments



2/33 Iris Rd GLEN IRIS 3146 (REI)

Price: \$1,520,000 Method: Auction Sale Date: 16/12/2023

Property Type: House (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990



