

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

13b Richards Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,472,000 Property 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



Rooms: 7

Property Type: House (Res)

Land Size: 504 sqm approx

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.

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2023: \$2,472,000

Comparable Properties



30 Lithgow St GLEN IRIS 3146 (VG)

Agent Comments



Price: \$1,534,000

Method: Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 220 sqm approx



4 Essex St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,528,000

Method: Private Sale

Date: 13/09/2023

Property Type: House

Land Size: 508 sqm approx



2/33 Iris Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,520,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)