Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/2 Jickell Avenue, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,100,000		&		\$1,210,000			
Median sale p	rice							
Median price	\$2,510,000	Pro	operty Type	Hou	se		Suburb	Glen Iris
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1328 Toorak Rd CAMBERWELL 3124	\$1,234,000	12/02/2022
2	29 Wallace Rd BURWOOD 3125	\$1,183,000	06/11/2021
3	5 Westbourne Gr CAMBERWELL 3124	\$1,150,000	23/12/2021

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:

14/04/2022 14:29









Property Type: House (Res) **Land Size:** 286 sqm approx Agent Comments Mark Pezzin 03 9809 8999 0403 537 105 markpezzin@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price March quarter 2022: \$2,510,000

Comparable Properties



1328 Toorak Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$1,234,000 Method: Auction Sale Date: 12/02/2022 Property Type: House (Res) Land Size: 433 sqm approx

29 Wallace Rd BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,183,000 Method: Private Sale Date: 06/11/2021 Property Type: House Land Size: 302 sqm approx

5 Westbourne Gr CAMBERWELL 3124 (VG)

Agent Comments



Price: \$1,150,000 Method: Sale Date: 23/12/2021 Property Type: House (Res) Land Size: 334 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.