

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

2/2 Jickell Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$2,510,000

Property Type House

Suburb Glen Iris

Period - From 01/01/2022

to 31/03/2022

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	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



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Property Type: House (Res)

Land Size: 286 sqm approx

Agent Comments

Comparable Properties



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

 2  1  1

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

 3  1  1

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

 3  -  -

Price: \$1,150,000

Method: Sale

Date: 23/12/2021

Property Type: House (Res)

Land Size: 334 sqm approx