# 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



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