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

9/3 Bickleigh Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale pr	rice							
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/01/2019	to	31/12/2019		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	3/36 Belmont Av.N GLEN IRIS 3146	\$665,000	31/10/2019
2	5/1529 Malvern Rd GLEN IRIS 3146	\$615,000	26/10/2019
3	1/4 Payne St GLEN IRIS 3146	\$610,000	26/11/2019

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:

18/02/2020 09:12



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Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price Year ending December 2019: \$630,000

Comparable Properties



3/36 Belmont Av.N GLEN IRIS 3146 (REI)



Price: \$665,000



Method: Sold Before Auction Date: 31/10/2019 Property Type: Apartment

5/1529 Malvern Rd GLEN IRIS 3146 (REI)



Price: \$615,000 Method: Auction Sale Date: 26/10/2019 Property Type: Unit

1/4 Payne St GLEN IRIS 3146 (REI)

Agent Comments

Agent Comments

Agent Comments

Method: Sale by Tender Date: 26/11/2019 Property Type: Apartment

Price: \$610,000

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



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.