

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

4 Bickleigh Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,089,000

Property Type House

Suburb Glen Iris

Period - From 19/11/2019

to

18/11/2020

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	13 Maple Cr CAMBERWELL 3124	\$2,131,000	20/10/2020
2	6 Cusdin St GLEN IRIS 3146	\$2,130,000	06/11/2020
3	17 Barina Rd GLEN IRIS 3146	\$2,000,000	22/10/2020

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:

19/11/2020 16:09



4 2 2

Property Type: House (Res)

Land Size: 714 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

19/11/2019 - 18/11/2020: \$2,089,000

Comparable Properties



13 Maple Cr CAMBERWELL 3124 (REI)

Agent Comments

3 2 3

Price: \$2,131,000

Method: Auction Sale

Date: 20/10/2020

Property Type: House (Res)

Land Size: 718 sqm approx



6 Cusdin St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,130,000

Method: Private Sale

Date: 06/11/2020

Property Type: House

Land Size: 667 sqm approx



17 Barina Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 1

Price: \$2,000,000

Method: Private Sale

Date: 22/10/2020

Property Type: House

Land Size: 740 sqm approx