### 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 betweer	n \$1,900,000		&		\$2,090,000				
Median sale price									
Median price	\$2,089,000	Pro	Property Type		House		Suburb	Glen Iris	
Period - From	19/11/2019	to	18/11/2020		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	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.

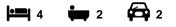
This Statement of Information was prepared on:

19/11/2020 16:09



# RT Edgar





**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) 3 2 3 3 Price: \$2,131,000 Method: Auction Sale Date: 20/10/2020 Property Type: House (Res) Land Size: 718 sqm approx	Agent Comments
6 Cusdin St GLEN IRIS 3146 (REI) 4 2 2 2 Price: \$2,130,000 Method: Private Sale Date: 06/11/2020 Property Type: House Land Size: 667 sqm approx	Agent Comments
17 Barina Rd GLEN IRIS 3146 (REI) 3 2 1 1 Price: \$2,000,000 Method: Private Sale Date: 22/10/2020 Property Type: House Land Size: 740 sqm approx	Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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.