

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

1 Atkins Avenue Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,600,000

&

\$2,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,120,000

Property type

House

Suburb

Glen Iris

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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 Denman Avenue Glen Iris VIC 3146	\$2,720,000	24-Apr-21
30 Valley Parade Glen Iris VIC 3146	\$2,850,000	17-Apr-21
22 Park Road Glen Iris VIC 3146	\$3,010,000	27-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 13 July 2021

**1 Denman Avenue Glen Iris VIC 3146** Sold Price **\$2,720,000** Sold Date **24-Apr-21**

4 2 2

Distance **0.32km****30 Valley Parade Glen Iris VIC 3146** Sold Price **\$2,850,000** Sold Date **17-Apr-21**

4 2 1

Distance **0.63km****22 Park Road Glen Iris VIC 3146** Sold Price **\$3,010,000** Sold Date **27-Feb-21**

4 2 5

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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