

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 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

\$1,760,000

&

\$1,930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,760,000

Property type

House

Suburb

Glen Iris

Period-from

01 Oct 2018

to

30 Sep 2019

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

32 Denman Avenue Glen Iris VIC 3146	\$1,860,000	11-Sep-19
2A Amy Street Camberwell VIC 3124	\$1,908,000	18-Jun-19

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.

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32 Denman Avenue Glen Iris VIC 3146

 4  3  2

Sold Price

\$1,860,000

Sold Date

11-Sep-19

Distance

0.75km



2A Amy Street Camberwell VIC 3124

 4  3  2

Sold Price

\$1,908,000

Sold Date

18-Jun-19

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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