# hockingstuart

Margot Dawson 9818 1888 0425 619 451 mdawson@hockingstuart.com.au

#### 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

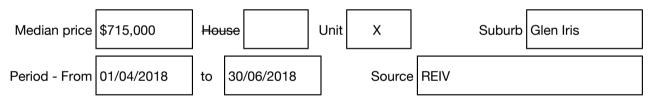
3/4 Payne Street, Glen Iris Vic 3146

#### Indicative selling price

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

Single price \$559,000

#### Median sale price



#### 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	4/32 Edgar St GLEN IRIS 3146	\$560,000	12/05/2018
2	1/14 Edgar St GLEN IRIS 3146	\$566,000	19/05/2018
3	3/1417 High St GLEN IRIS 3146	\$572,000	14/07/2018

#### 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.

#### Account - hockingstuart | P: 03 98181888 | F: 03 98181800

propertydata

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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.



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Rooms: Property Type: Apartment Indicative Selling Price \$559,000 Median Unit Price June quarter 2018: \$715,000

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Agent Comments

This private north facing apartment is filled with natural light and tree top views, giving a bright and charming feeling. Recently updated and surprisingly spacious, it offers two large bedrooms with built in robes, large kitchen, living area and bathroom.

### **Comparable Properties**



**Price:** \$560,000 **Method:** Auction Sale **Date:** 12/05/2018 **Rooms:** 4

Property Type: Apartment

2

Agent Comments



1/14 Edgar St GLEN IRIS 3146 (REI/VG)

4/32 Edgar St GLEN IRIS 3146 (REI/VG)



Price: \$566,000 Method: Auction Sale Date: 19/05/2018 Rooms: -Property Type: Apartment



3/1417 High St GLEN IRIS 3146 (REI)

Agent Comments

Agent Comments



**2** 

Price: \$572,000 Method: Auction Sale Date: 14/07/2018 Rooms: 4 Property Type: Apartment

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