## hockingstuart

Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

**Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median House Price** March quarter 2017: \$1,900,000





Rooms:

Property Type: Townhouse (Res)

Land Size: 313 **Agent Comments** 

### Comparable Properties



2/23 Peace St GLEN IRIS 3146 (REI)

**Agent Comments** 3 bedroom

Price: \$1,315,000 Method: Auction Sale Date: 29/04/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size:

1/11 Erica Av GLEN IRIS 3146 (REI)





Agent Comments

3 bed 2 bathroom double storey townhouse

Price: \$1,345,000 Method: Private Sale Date: 01/04/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size:

3/1441 High St GLEN IRIS 3146 (REI)

**-**3





Price: \$1,303,000 Method: Auction Sale Date: 18/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size:

**Agent Comments** 

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#### 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	1/25 Gardiner Parade, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000

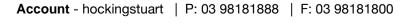
#### Median sale price

Median price	\$1,900,000	Н	ouse X	Su	burb	Glen Iris	
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,	

#### Comparable property sales

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
2/23 Peace St GLEN IRIS 3146	\$1,315,000	29/04/2017
1/11 Erica Av GLEN IRIS 3146	\$1,345,000	01/04/2017
3/1441 High St GLEN IRIS 3146	\$1,303,000	18/02/2017







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