hockingstuart

Steve Burke 9818 1888 0448 331 653

\$1,700,000 - \$1,870,000

sburke@hockingstuart.com.au







Rooms: 8

Property Type: House Land Size: 736.865 sqm

Agent Comments

Charming family home offering excellent living spaces together with generous bedroom accommodation on a large family allotment with a stunning North facing rear garden

Comparable Properties



22 Kyarra Rd GLEN IRIS 3146 (REI)

Price: \$1,857,000 Method: Auction Sale

Rooms: -

Property Type: House

Date: 25/02/2017

Agent Comments



11 Warida Av MALVERN EAST 3145 (REI)



Price: \$1,850,000 Method: Auction Sale Date: 25/02/2017

Rooms: 7

Property Type: House (Res) Land Size: 792 sqm

Agent Comments



17 Dent St GLEN IRIS 3146 (REI)

Price: \$1,820,000 Method: Auction Sale Date: 25/03/2017

Rooms: -

Property Type: House (Res) Land Size: 865 sqm

Agent Comments

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





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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	121 High Street, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,700,000	&	\$1,870,000

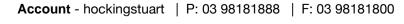
Median sale price

Median price	\$1,900,000	Н	ouse	Х	S	uburb	Glen Iris
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	l .

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
22 Kyarra Rd GLEN IRIS 3146	\$1,857,000	25/02/2017
11 Warida Av MALVERN EAST 3145	\$1,850,000	25/02/2017
17 Dent St GLEN IRIS 3146	\$1,820,000	25/03/2017







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