hockingstuart

Andrew James 03 9509 0411 0411 420 788

ajames@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

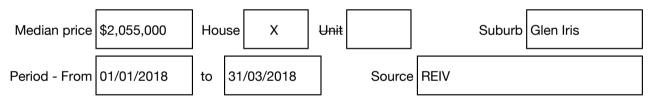
s |70 Valley Parade, Glen Iris Vic 3146 d e

Indicative selling price

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

 Range between
 \$1,500,000
 &
 \$1,600,000

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	30a Peate Av GLEN IRIS 3146	\$1,680,000	28/04/2018
2	12 Mills St GLEN IRIS 3146	\$1,525,000	23/06/2018
3	21 Beatty Cr ASHBURTON 3147	\$1,505,000	24/03/2018

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.

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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: House Land Size: 599 sqm approx Agent Comments Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price March quarter 2018: \$2,055,000

Comparable Properties

30a Peate Av GLEN IRIS 3146 (REI) 3 1 2 2 Price: \$1,680,000 Method: Auction Sale Date: 28/04/2018 Rooms: 5 Property Type: House (Res) Land Size: 487 sqm approx	Agent Comments
12 Mills St GLEN IRIS 3146 (REI) 3 1 1 1 1 Price: \$1,525,000 Method: Auction Sale Date: 23/06/2018 Rooms: - Property Type: House (Res) Land Size: 605 sqm approx	Agent Comments
21 Beatty Cr ASHBURTON 3147 (REI) 3 1 2 Price: \$1,505,000 Method: Auction Sale Date: 24/03/2018 Rooms: - Property Type: House (Res) Land Size: 556 sqm approx	Agent Comments

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