Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 30 Malvern Avenue, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,850,000	Pro	operty Type	Hous	se		Suburb	Glen Iris
Period - From	01/04/2019	to	30/06/2019		So	urce	REIV	

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.

Ade	dress of comparable property	Price	Date of sale
1	7 Vernon St GLEN IRIS 3146	\$2,330,000	18/05/2019
2	90 Great Valley Rd GLEN IRIS 3146	\$2,180,000	07/09/2019
3	16 Beatrice St GLEN IRIS 3146	\$2,100,000	30/03/2019

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.

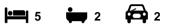
This Statement of Information was prepared on:

16/09/2019 12:28



hockingstuart





Rooms: 9 Property Type: House Land Size: 869 sqm approx Agent Comments Tony Doh 9818 1888 0419 316 676 tdoh@hockingstuart.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price June quarter 2019: \$1,850,000

Comparable Properties



7 Vernon St GLEN IRIS 3146 (REI/VG)



Price: \$2,330,000 Method: Auction Sale Date: 18/05/2019 Property Type: House (Res) Land Size: 877 sqm approx Agent Comments



90 Great Valley Rd GLEN IRIS 3146 (REI)



Price: \$2,180,000 Method: Auction Sale Date: 07/09/2019 Property Type: House (Res)

16 Beatrice St GLEN IRIS 3146 (REI/VG)

12

2

Agent Comments

Agent Comments



4

Account - hockingstuart | P: 03 98181888



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.