### 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 1/4 Payne Street, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$635,000								
Median sale price									
Median price	\$622,500	Pro	operty Type Unit	:	Suburb	Glen Iris			
Period - From	01/10/2018	to	30/09/2019	Source	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	2/69 Edgar St.N GLEN IRIS 3146	\$640,000	26/10/2019
2	5/16 Edgar St GLEN IRIS 3146	\$635,000	17/08/2019
3	5/1529 Malvern Rd GLEN IRIS 3146	\$615,000	26/10/2019

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:

29/10/2019 16:13



# hockingstuart





Property Type: Apartment Agent Comments Jay Price 9818 1888 0478 106 669 jprice@hockingstuart.com.au

Indicative Selling Price \$635,000 Median Unit Price Year ending September 2019: \$622,500

## **Comparable Properties**



2/69 Edgar St.N GLEN IRIS 3146 (REI)



Price: \$640,000 Method: Auction Sale Date: 26/10/2019 Property Type: Apartment Agent Comments



5/16 Edgar St GLEN IRIS 3146 (REI/VG)



Price: \$635,000 Method: Auction Sale Date: 17/08/2019 Property Type: Apartment

5/1529 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

Agent Comments



Price: \$615,000 Method: Auction Sale Date: 26/10/2019 Property Type: Unit

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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.