

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

2 Haynes Crescent, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,989,000

Property Type

House

Suburb

Glen Iris

Period - From

01/07/2019

to

30/06/2020

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.

	Address of comparable property	Price	Date of sale
1	104/1571 Malvern Rd GLEN IRIS 3146	\$1,175,000	09/04/2020
2	2/9 Belmont Av GLEN IRIS 3146	\$1,145,000	14/03/2020
3	4/1 Howard St GLEN IRIS 3146	\$1,090,000	22/02/2020

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:

01/07/2020 15:13

Steve Burke

9818 1888

0448 331 653

sburke@hockingstuart.com.au

Indicative Selling Price

\$1,150,000

Median House Price

01/07/2019 - 30/06/2020: \$1,989,000



3 1 2

Rooms: 4

Property Type: House

Land Size: 289 sqm approx

Agent Comments

Comparable Properties



104/1571 Malvern Rd GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$1,175,000

Method: Sale

Date: 09/04/2020

Property Type: Strata Unit/Flat



2/9 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,145,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment



4/1 Howard St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$1,090,000

Method: Auction Sale

Date: 22/02/2020

Rooms: 5

Property Type: Townhouse (Res)