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 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	Pro	operty Type Hou	ISE	Suburb	Glen Iris
Period - From	01/07/2019	to	30/06/2020	Sourc	ce 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.

Add	dress 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





Rooms: 4 Property Type: House Land Size: 289 sqm approx Agent Comments 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

Comparable Properties



104/1571 Malvern Rd GLEN IRIS 3146 (VG)



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

Agent Comments



Price: \$1,145,000 Method: Auction Sale Date: 14/03/2020 Property Type: Apartment

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



(REI/VG) Agent Comments

Price: \$1,090,000 Method: Auction Sale Date: 22/02/2020 Rooms: 5 Property Type: Townhouse (Res)

Account - Belle Property Glen Iris | 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.