

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					

Indicative selling price

Fartha magning of this	price see seperimer	, ila aay ay / , , , ,	10,00,00+100
For the meaning of this	brice see consumer.	vic.dov.au/urid	aerauotina

Range between \$370,000	&	\$400,000
-------------------------	---	-----------

Median sale price

Median price	\$792,000	Hou	se	Unit	Х	Suburb	Malvern
Period - From	01/04/2018	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	11/23 Northcote Rd ARMADALE 3143	\$406,000	16/06/2018
2	5/35 Carroll Cr GLEN IRIS 3146	\$376,000	24/03/2018
3	3/42 Wattletree Rd ARMADALE 3143	\$368,500	02/06/2018

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.

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525





Generated: 11/09/2018 13:18

hockingstuart

Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

> Indicative Selling Price \$370,000 - \$400,000 Median Unit Price June quarter 2018: \$792,000





Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



11/23 Northcote Rd ARMADALE 3143 (REI)

Price: \$406,000

Method: Sold Before Auction

Date: 16/06/2018

Rooms: 2

Property Type: Apartment

Agent Comments



5/35 Carroll Cr GLEN IRIS 3146 (REI)

💾 1 📛 1

Price: \$376,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: Apartment

Agent Comments



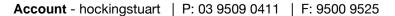
3/42 Wattletree Rd ARMADALE 3143 (REI)

= 1 1 (**-** 1 (- 1)

Price: \$368,500 Method: Auction Sale Date: 02/06/2018 Rooms: 2

Property Type: Apartment

Agent Comments







Generated: 11/09/2018 13:18