## hockingstuart

Walter Summons 0438 576 233 wsummons@hockingstuart.com.au





Rooms: **Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments** 

### Comparable Properties



4/12 Edgar St GLEN IRIS 3146 (REI)

Price: \$510,000 Method: Auction Sale Date: 25/03/2017

Rooms: 3

Property Type: Apartment

Agent Comments



6/59 Tooronga Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$501,000 Method: Private Sale Date: 27/06/2017

Rooms: -

Property Type: Apartment



3/1395 High St GLEN IRIS 3146 (REI)

**-**2





**Agent Comments** 

On main road but has a balcony

Price: \$490,000 Method: Private Sale Date: 08/03/2017

Rooms: 4

Property Type: Apartment

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#### 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	4/18 Johnstone Street, Malvern Vic 3144
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$480,000	&	\$520,000

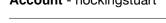
#### Median sale price

Median price	\$735,000		Unit X	Su	burb	Malvern	
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,	

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/12 Edgar St GLEN IRIS 3146	\$510,000	25/03/2017
6/59 Tooronga Rd MALVERN EAST 3145	\$501,000	27/06/2017
3/1395 High St GLEN IRIS 3146	\$490,000	08/03/2017



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