

Steve Burke 9818 1888 0448 331 653 sburke@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	19 Florizel Street, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,790,000

#### Median sale price

Median price	\$1,890,000	Hou	ise X	Unit		Suburb	Glen Iris
Period - From	01/07/2018	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	65 Celia St GLEN IRIS 3146	\$1,890,000	18/09/2018
2	46 Brandon St GLEN IRIS 3146	\$1,845,000	23/05/2018
3	48 Kerferd Rd GLEN IRIS 3146	\$1,788,000	27/10/2018

#### 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 98181888 | F: 03 98181800





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**Indicative Selling Price** \$1,790,000 **Median House Price** 

September guarter 2018: \$1,890,000





Property Type: House (Res)

Agent Comments



### Comparable Properties





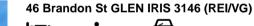


Price: \$1,890,000 Method: Private Sale Date: 18/09/2018

Rooms: -

Property Type: House Land Size: 650 sqm approx

**Agent Comments** 









Price: \$1,845,000

Method: Sold Before Auction

Date: 23/05/2018

Rooms: 7

Property Type: House Land Size: 650 sqm approx **Agent Comments** 



48 Kerferd Rd GLEN IRIS 3146 (REI)





Price: \$1,788,000 Method: Auction Sale Date: 27/10/2018

Rooms: -

Property Type: House (Res) Land Size: 557 sqm approx **Agent Comments** 

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