

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

Propert ^o	y offered	for s	ale
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Address	200 Finch Street, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between \$3,500,000	&	\$3,800,000
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Median sale price

Median price	\$1,845,000	Hou	ıse X	Unit		Suburb	Glen Iris
Period - From	01/04/2018	to	31/03/2019		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	47 Finch St MALVERN EAST 3145	\$3,900,000	08/12/2018
2	2 Bates St MALVERN EAST 3145	\$3,700,000	11/01/2019
3	17 Vincent St GLEN IRIS 3146	\$3,642,500	23/03/2019

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.

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Indicative Selling Price \$3,500,000 - \$3,800,000 **Median House Price** Year ending March 2019: \$1.845.000



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Rooms: 8

Property Type: House Land Size: 665 sqm approx

Agent Comments

Comparable Properties



47 Finch St MALVERN EAST 3145 (REI/VG)





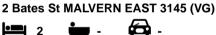
Price: \$3,900,000 Method: Auction Sale Date: 08/12/2018

Rooms: -

Property Type: House (Res) Land Size: 563 sqm approx

- 2





Price: \$3,700,000 Method: Sale Date: 11/01/2019

Rooms: -

Property Type: House (Res) Land Size: 951 sqm approx

17 Vincent St GLEN IRIS 3146 (REI)







Price: \$3,642,500 Method: Auction Sale Date: 23/03/2019

Rooms: -

Property Type: House (Res) Land Size: 843 sqm approx **Agent Comments**

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