# hockingstuart

Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

**Indicative Selling Price** 

\$2,000,000 - \$2,200,000 **Median House Price** March quarter 2017: \$1,900,000



Rooms:

Property Type: House Land Size: 595 sqm **Agent Comments** 



## Comparable Properties



28 Summerhill Rd GLEN IRIS 3146 (REI)

Price: \$2,200,000 Method: Private Sale Date: 11/05/2017

Rooms: 9

Property Type: House (Res) Land Size: 650 sqm

**Agent Comments** 



28 Ferndale Rd GLEN IRIS 3146 (REI)

**6** 

Price: \$2,200,000 Method: Auction Sale Date: 25/02/2017

Rooms: 6

Property Type: House (Res) Land Size: 700 sqm

Agent Comments



3 Rosedale Rd GLEN IRIS 3146 (REI)

**-**3

**6** 

Price: \$2,085,000 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: House (Res) Land Size: 715 sqm

**Agent Comments** 

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#### Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	8 Cloverdale Road, 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	\$2,000,000	&	\$2,200,000

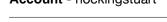
#### Median sale price

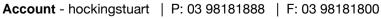
Median price	\$1,900,000	Н	ouse	Х	Sı	ıburb	Glen Iris
Period - From	01/01/2017	to	31/03	3/2017	Source	REIN	1

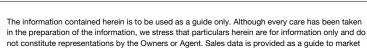
#### Comparable property sales

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
28 Summerhill Rd GLEN IRIS 3146	\$2,200,000	11/05/2017
28 Ferndale Rd GLEN IRIS 3146	\$2,200,000	25/02/2017
3 Rosedale Rd GLEN IRIS 3146	\$2,085,000	13/05/2017







activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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