Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/8-10 Summerhill Road, Glen Iris Vic 3146

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|
| Range betweer | \$850,000 | | & | | \$900,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$695,000 | Pro | operty Type | Unit | | | Suburb | Glen Iris |
| Period - From | 01/10/2019 | to | 31/12/2019 | | So | urce | 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 | 6/27-29 Thomas St CAMBERWELL 3124 | \$875,000 | 15/02/2020 |
| 2 | 3/926 Toorak Rd CAMBERWELL 3124 | \$855,000 | 16/11/2019 |
| 3 | 5/9 Hollsmoor Rd CAMBERWELL 3124 | \$855,000 | 22/02/2020 |

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.

This Statement of Information was prepared on:

04/03/2020 19:28



9/8-10 Summerhill Road, Glen Iris Vic 3146







Property Type: Unit Agent Comments Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Indicative Selling Price \$850,000 - \$900,000 Median Unit Price December quarter 2019: \$695,000

Comparable Properties



6/27-29 Thomas St CAMBERWELL 3124 (REI) Agent Comments



Price: \$875,000 Method: Auction Sale Date: 15/02/2020 Property Type: Unit



3/926 Toorak Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$855,000 Method: Auction Sale Date: 16/11/2019 Property Type: Villa



5/9 Hollsmoor Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$855,000 Method: Auction Sale Date: 22/02/2020 Property Type: Unit

Account - Belle Property Glen Iris | P: 03 98181888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.