## hockingstuart





Rooms: Property Type: Townhouse (Res) Land Size: 370 sqm Agent Comments Daniel Wright 03 9772 7222 0414 788 828 dwright@hockingstuart.com.au

Indicative Selling Price \$875,000 Median Unit Price Year ending March 2017: \$665,000

### **Comparable Properties**



2/29 Glenola Rd CHELSEA 3196 (REI)



Price: \$880,000 Method: Sold Before Auction Date: 18/04/2017 Rooms: 6 Property Type: Townhouse (Res) Land Size: 206 sqm Agent Comments



36a Ivan Av EDITHVALE 3196 (REI)



Price: \$870,000 Method: Sold Before Auction Date: 19/05/2017 Rooms: 5 Property Type: Townhouse (Res)

Agent Comments

Agent Comments



2/3 Swan WIk CHELSEA 3196 (REI/VG)



Price: \$865,000 Method: Private Sale Date: 20/03/2017 Rooms: 6 Property Type: Townhouse (Single)

Land Size: 158 sqm

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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

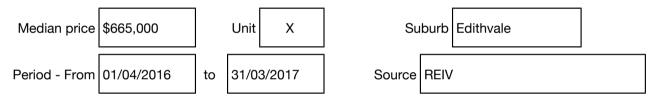
Address Including suburb and postcode 36b Ivan Avenue, Edithvale Vic 3196

#### Indicative selling price

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

Single price \$875,000

#### Median sale price



#### **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
2/29 Glenola Rd CHELSEA 3196	\$880,000	18/04/2017
36a Ivan Av EDITHVALE 3196	\$870,000	19/05/2017
2/3 Swan Wlk CHELSEA 3196	\$865,000	20/03/2017

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