

Tony Doh 9818 1888 0419 316 676 tdoh@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	6a Bonnyview 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 \$1,470,000

#### Median sale price

Median price	\$2,074,250	Hou	ise X	Unit		Suburb	Glen Iris
Period - From	01/04/2018	to	30/06/2018		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	2a Howard St GLEN IRIS 3146	\$1,640,000	03/03/2018
2	1/66 Glen Iris Rd GLEN IRIS 3146	\$1,505,000	04/08/2018
3	2/1 Mont Iris Av GLEN IRIS 3146	\$1,460,000	24/03/2018

#### 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** \$1,470,000

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Rooms: 7

Property Type: House Land Size: 376 sqm approx

**Agent Comments** 

### Comparable Properties



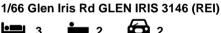
2a Howard St GLEN IRIS 3146 (REI/VG)

Price: \$1,640,000 Method: Auction Sale Date: 03/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 399 sqm approx

**—** 3



Price: \$1,505,000 Method: Auction Sale Date: 04/08/2018

Rooms: 6

Property Type: House (Res)

**Agent Comments** 

**Agent Comments** 



2/1 Mont Iris Av GLEN IRIS 3146 (REI/VG)

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Price: \$1,460,000 Method: Auction Sale

Date: 24/03/2018 Rooms: 5

Property Type: Unit

Land Size: 317 sqm approx

**Agent Comments** 

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