

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

3/50 Queens Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$622,500

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2018

to

30/09/2019

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.

	Address of comparable property	Price	Date of sale
1	1/159 Summerhill Rd GLEN IRIS 3146	\$1,250,000	14/12/2019
2	21 Bonnyview St GLEN IRIS 3146	\$1,154,000	27/07/2019
3	2/4 Laxdale Rd CAMBERWELL 3124	\$1,121,000	23/11/2019

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.~~

This Statement of Information was prepared on:

07/01/2020 10:11

Steve Burke

9818 1888

0448 331 653

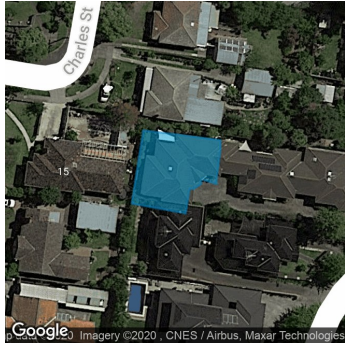
sburke@hockingstuart.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending September 2019: \$622,500



3 2 2

Rooms: 5

Property Type: Rear villa unit

Land Size: 273 sqm approx

Agent Comments

Impressive single level rear unit (1 of only 3) offering excellent accomodation, bright living spaces all within walking distance to 75 Tram, Burwood Reserve and Toorak Road village shops.

Comparable Properties



1/159 Summerhill Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 5

Property Type: Apartment



21 Bonnyview St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 1

Price: \$1,154,000

Method: Auction Sale

Date: 27/07/2019

Rooms: 4

Property Type: House (Res)

Land Size: 202 sqm approx



2/4 Laxdale Rd CAMBERWELL 3124 (REI)

Agent Comments

3 1 2

Price: \$1,121,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Res)

Land Size: 120 sqm approx