

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/1555 High 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 \$3,280,000

Median sale price

Median price	\$686,750	Hou	ISE	Unit	Х	Suburb	Glen Iris
Period - From	01/01/2018	to	31/12/2018		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	9/39 Scott Gr GLEN IRIS 3146	\$435,000	01/12/2018
2	6/866 Toorak Rd HAWTHORN EAST 3123	\$430,000	08/11/2018
3	1/2 Edgar St GLEN IRIS 3146	\$365,000	27/10/2018

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.

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Indicative Selling Price \$3,280,000 **Median Unit Price**

Year ending December 2018: \$686,750



Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments



Comparable Properties



9/39 Scott Gr GLEN IRIS 3146 (REI/VG)



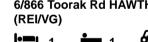


Price: \$435,000 Method: Auction Sale Date: 01/12/2018

Rooms: -

Property Type: Unit

Agent Comments



Price: \$430,000 Method: Private Sale Date: 08/11/2018 Rooms: 4

Property Type: Apartment

6/866 Toorak Rd HAWTHORN EAST 3123











Price: \$365,000 Method: Auction Sale Date: 27/10/2018 Rooms: 3

Property Type: Apartment

Agent Comments

Agent Comments



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