

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

4 Hadley Court, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,850,000

House

X

Unit

Suburb Glen Iris

Period - From 01/04/2019

to

30/06/2019

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	4 Rix St GLEN IRIS 3146	\$1,967,000	06/04/2019
2	33 Ellis Rd GLEN IRIS 3146	\$1,850,000	12/05/2019
3	3 Nepean St GLEN IRIS 3146	\$1,847,000	20/06/2019

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.



3 2 2

Rooms: 7

Property Type: House

Land Size: 787* sqm approx

Agent Comments

Located in a peaceful and established locale within walking distance to thriving Box Hill Central and business district, this gorgeous Californian Bungalow home has been impressively renovated and extended and presents as a fine home to raise another family

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

June quarter 2019: \$1,850,000

Comparable Properties



4 Rix St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 -

Price: \$1,967,000

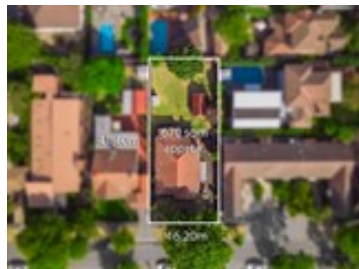
Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 804 sqm approx



33 Ellis Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 -

Price: \$1,850,000

Method: Private Sale

Date: 12/05/2019

Rooms: -

Property Type: House

Land Size: 670 sqm approx



3 Nepean St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,847,000

Method: Sold Before Auction

Date: 20/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 653 sqm approx