

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

2/9 Maverston Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$715,000

House

Unit

X

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.

	Address of comparable property	Price	Date of sale
1	1/26 Myrniong St GLEN IRIS 3146	\$1,157,000	18/08/2018
2	3/54-56 Fordham Av CAMBERWELL 3124	\$1,090,000	06/03/2018
3	3/17 Somerset Rd GLEN IRIS 3146	\$1,050,000	19/05/2018

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.

Steve Burke

9818 1888

0448 331 653

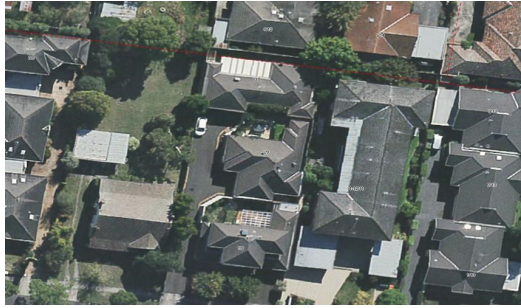
sburke@hockingstuart.com.au

Indicative Selling Price

\$1,100,000

Median Unit Price

June quarter 2018: \$715,000



2 2 2

Rooms: 4**Property Type:** Unit**Land Size:** 240 sqm approx**Agent Comments**

Impressive light filled single level town residence offering excellent accommodation with bright living spaces and lovely outdoor entertaining.

Comparable Properties

**1/26 Myrniong St GLEN IRIS 3146 (REI)****Agent Comments**

2 2 1

Price: \$1,157,000**Method:** Auction Sale**Date:** 18/08/2018**Rooms:** -**Property Type:** Unit**Land Size:** 320 sqm approx**3/54-56 Fordham Av CAMBERWELL 3124 (REI/VG)****Agent Comments**

2 2 2

Price: \$1,090,000**Method:** Private Sale**Date:** 06/03/2018**Rooms:** 5**Property Type:** Unit**Land Size:** 280 sqm approx**3/17 Somerset Rd GLEN IRIS 3146 (REI)****Agent Comments**

2 2 1

Price: \$1,050,000**Method:** Auction Sale**Date:** 19/05/2018**Rooms:** 3**Property Type:** Unit