

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 Sherwood Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,967,000

Property Type House

Suburb Glen Iris

Period - From 01/01/2019

to 31/12/2019

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	17 Hilltop Av GLEN IRIS 3146	\$1,900,000	07/12/2019
2	4 Barina Rd GLEN IRIS 3146	\$1,858,000	17/08/2019
3	3 Hilltop Av GLEN IRIS 3146	\$1,780,000	31/08/2019

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:

15/02/2020 16:24

4 Sherwood Street, Glen Iris Vic 3146

Tony Doh
9818 1888
0419 316 676
tdoh@hockingstuart.com.au



 4  2 

Property Type: House
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending December 2019: \$1,967,000

Comparable Properties



17 Hilltop Av GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$1,900,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 665 sqm approx



4 Barina Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,858,000
Method: Auction Sale
Date: 17/08/2019
Property Type: House (Res)
Land Size: 676 sqm approx



3 Hilltop Av GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,780,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 766 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888