# hockingstuart

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

#### Property offered for sale

Address Including suburb and postcode

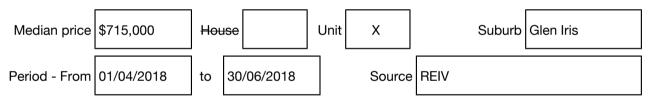
3/15 Dickens Street, Glen Iris Vic 3146

#### Indicative selling price

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

Single price \$1,450,000

#### Median sale price



#### 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	1/1 Glen Iris Rd CAMBERWELL 3124	\$1,435,000	31/03/2018
2	1/22 Kalang Rd CAMBERWELL 3124	\$1,450,000	24/03/2018
3	2/1 Mont Iris Av GLEN IRIS 3146	\$1,460,000	24/03/2018

#### 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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propertydata

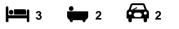
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms:Median UnitProperty Type: UnitJune quarter 2018: \$7Agent CommentsImpressive 3 bedroom, 2 bathroom single level villa unit with double lock garage.

0448 331 653 sburke@hockingstuart.com.au Indicative Selling Price \$1 450 000

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Median Unit Price June quarter 2018: \$715,000

### **Comparable Properties**



1/1 Glen Iris Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$1,435,000 Method: Private Sale Date: 31/03/2018 Rooms: -Property Type: Townhouse (Res)



1/22 Kalang Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$1,450,000 Method: Auction Sale Date: 24/03/2018 Rooms: -Property Type: Unit Land Size: 373 sqm approx



2/1 Mont Iris Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,460,000 Method: Auction Sale Date: 24/03/2018 Rooms: 5 Property Type: Unit Land Size: 317 sqm approx

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