# hockingstuart

#### 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

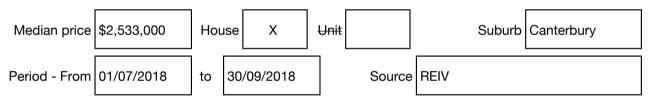
16 Irilbarra Road, Canterbury Vic 3126

#### Indicative selling price

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

Single price \$3,350,000

#### 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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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September quarter 2018: \$2,533,000

**Indicative Selling Price** 

**Median House Price** 

\$3.350.000





Rooms: 6 Property Type: House (Res) Land Size: 750 approx. sqm approx

Agent Comments

Inviting a magnificent future, this family residence is perfectly positioned within the esteemed Golden Mile. Presenting exciting scope for contemporary renovation/extension or a luxurious new dream home or development (subject to council approval), the grand 750sqm approx flat allotment offers endless advantages.

### **Comparable Properties**

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