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

1/26 Maverston Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$800,000

Median sale price

Median price	\$650,000	Pro	perty Type Uni	it		Suburb	Glen Iris
Period - From	01/04/2019	to	31/03/2020	Sou	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/73 Glen Iris Rd GLEN IRIS 3146	\$828,000	02/06/2020
2	2/4 Hunter Rd CAMBERWELL 3124	\$803,700	23/04/2020
3	2/2 Callanish Rd CAMBERWELL 3124	\$790,000	28/05/2020

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:

10/06/2020 10:00



1/26 Maverston Street, Glen Iris Vic 3146







Rooms: 4 Property Type: Villa Unit Land Size: 191 sqm approx Agent Comments Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Indicative Selling Price \$800,000 Median Unit Price Year ending March 2020: \$650,000

Comparable Properties



1/73 Glen Iris Rd GLEN IRIS 3146 (REI)



Price: \$828,000 Method: Private Sale Date: 02/06/2020 Property Type: Villa Agent Comments

Agent Comments



Price: \$803,700 Method: Private Sale Date: 23/04/2020 Rooms: 4 Property Type: Apartment

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2/2 Callanish Rd CAMBERWELL 3124 (REI)

2/4 Hunter Rd CAMBERWELL 3124 (REI)

1



Price: \$790,000 Method: Private Sale Date: 28/05/2020 Rooms: 4 Property Type: Unit

Account - Belle Property Glen Iris | P: 03 98181888



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.

Agent Comments