

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 | 13 High Street, Glen Iris Vic 3146 |
|---|------------------------------------|

Indicative selling price

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

| | |
|--------------|-------------|
| Single price | \$1,125,000 |
|--------------|-------------|

Median sale price

| | | | | | | | |
|---------------|-------------|-------|------------|--------|------|--------|-----------|
| Median price | \$1,705,000 | House | X | Unit | | Suburb | Glen Iris |
| Period - From | 01/10/2018 | to | 31/12/2018 | 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 | | |
| 2 | | |
| 3 | | |

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

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Indicative Selling Price

\$1,125,000

Median House Price

December quarter 2018: \$1,705,000



 3  1  2

Rooms:

Property Type: Californian bungalow

Land Size: 475sqm approx. sqm approx

Agent Comments

Elevated for park views directly opposite Eric Raven Reserve, this 1920's home promises endless options. Renovate, replace or capitalize on this high-exposure position and reap the rewards of a medical centre or office use (STCA) close to Glen Iris Primary School, Gardiner's Creek, train, etc.

Comparable Properties

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