

Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

a. Ja											
					Se	ction 47	AF of t	the Estate	Agents Ac	t 1980	
Property offer	ed for s	sale									
Address Including suburb and postcode		13 High Street, Glen Iris Vic 3146									
Indicative sell	ing prid	ce									
For the meaning	of this p	orice see	consum	er.vic.gov.	au/unde	rquoting					
Single price	e \$1,12	5,000									
Median sale p	rice										
Median price	\$1,705,	000	House	Х	Unit			Suburb	Glen Iris		
Period - From	d - From 01/10/2018 to 31/12/2018 Source RE						REIV	IV			
Comparable p	roperty	/ sales (	(*Delete	A or B b	elow as	applica	ble)				
months		estate a						•	e in the last si mparable to t		
Address of comparable property								Price	Date of	sale	
1											
2											
3											
OR							•		•		
								fewer than t the last six	hree compara months.	able	

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## hockingstuart

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\$1,125,000

sburke@hockingstuart.com.au **Indicative Selling Price** 







Rooms:

Property Type: Californian

bungalow

Land Size: 475sqm approx. sqm

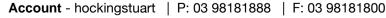
approx

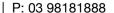
Agent Comments

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

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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