

danielbullen@jelliscraig.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	nertv	offered	for	sale
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Including suburl	dress 53 Medina code	Road, Glen Waverle	ey Vic 3150	
Indicative sellin	· .			
For the meaning of	f this price see co	nsumer.vic.gov.au/ເ	underquoting	1
Range between	\$1,050,000	&	\$1,150,000	

Median sale price

Median price	\$1,219,000	Hou	ıse X	Unit		Suburb	Glen Waverley
Period - From	01/07/2018	to	30/06/2019		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.

Add	dress of comparable property	Price	Date of sale
1	61 Newhaven Rd BURWOOD EAST 3151	\$1,150,000	29/03/2019
2	1/1 Wolseley Av GLEN WAVERLEY 3150	\$1,090,000	10/08/2019
3	1/70 Lechte Rd MOUNT WAVERLEY 3149	\$1,080,000	11/05/2019

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.

Account - Jellis Craig | P: (03) 9908 5700 | F: 9877 2887





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Daniel Bullen 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending June 2019: \$1,219,000



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Rooms:

Property Type: House **Land Size:** 433 sqm approx

Agent Comments

Comparable Properties



61 Newhaven Rd BURWOOD EAST 3151

(REI/VG)

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2



Price: \$1,150,000 **Method:** Private Sale **Date:** 29/03/2019

Rooms: -

Property Type: House (Res) **Land Size:** 448 sqm approx

Agent Comments



1/1 Wolseley Av GLEN WAVERLEY 3150 (REI)

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Price: \$1,090,000 **Method:** Auction Sale **Date:** 10/08/2019

Rooms: 6

Property Type: Townhouse (Res) Land Size: 268 sqm approx

Agent Comments

Agent Comments



1/70 Lechte Rd MOUNT WAVERLEY 3149

(REI/VG)

2



Price: \$1,080,000 **Method:** Auction Sale **Date:** 11/05/2019

Rooms: -

Property Type: Townhouse (Res) **Land Size:** 334 sqm approx

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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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