

## 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

53 Medina Road, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,050,000

&

\$1,150,000

#### Median sale price

Median price

\$1,219,000

House

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.

	Address 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.



**Rooms:**

**Property Type:** House

**Land Size:** 433 sqm approx

Agent Comments

## Comparable Properties



**61 Newhaven Rd BURWOOD EAST 3151 (REI/VG)**

Agent Comments



**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 29/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 448 sqm approx



**1/1 Wolseley Av GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$1,090,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 268 sqm approx



**1/70 Lechte Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 11/05/2019

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 334 sqm approx