

## 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  
5 Jordan Grove, 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 \$1,550,000 & \$1,650,000

#### Median sale price

Median price \$1,256,500 House X Unit Suburb Glen Waverley

Period - From 01/04/2018 to 31/03/2019 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	2 Kalonga Ct GLEN WAVERLEY 3150	\$1,650,000	09/03/2019
2	38 Mount St GLEN WAVERLEY 3150	\$1,625,000	09/02/2019
3	27 The Outlook GLEN WAVERLEY 3150	\$1,570,000	04/03/2019

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.

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

Year ending March 2019: \$1,256,500



4   1   1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 708 sqm approx

Agent Comments

## Comparable Properties

**2 Kalonga Ct GLEN WAVERLEY 3150 (VG)**

Agent Comments

3   -   -

**Price:** \$1,650,000

**Method:** Sale

**Date:** 09/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



**38 Mount St GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$1,625,000

**Method:** Private Sale

**Date:** 09/02/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 749 sqm approx



**27 The Outlook GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 04/03/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 735 sqm approx