

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 44 Hinkler Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$1,360,000 House X Unit Suburb Glen Waverley

Period - From 01/04/2017 to 31/03/2018 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	36 Greenways Rd GLEN WAVERLEY 3150	\$2,800,000	01/03/2018
2	30 Sanday St GLEN WAVERLEY 3150	\$2,705,000	03/03/2018
3	27 Brighton St GLEN WAVERLEY 3150	\$2,610,800	20/02/2018

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.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 819 sqm approx

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,970,000

Median House Price

Year ending March 2018: \$1,360,000

Comparable Properties



36 Greenways Rd GLEN WAVERLEY 3150 (VG) Agent Comments

- -

Price: \$2,800,000

Method: Sale

Date: 01/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 720 sqm approx



30 Sanday St GLEN WAVERLEY 3150 (VG) Agent Comments

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Price: \$2,705,000

Method: Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 728 sqm approx

27 Brighton St GLEN WAVERLEY 3150 (VG) Agent Comments

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Price: \$2,610,800

Method: Sale

Date: 20/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 680 sqm approx