

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 1 Kerferd Road, GLEN WAVERLEY 3150

### Indicative selling price

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

**Range \$950,000 - \$1,040,000**

### Median sale price

Median **House** for **GLEN WAVERLEY** for period **Apr 2019 - Sep 2019**

Sourced from **pricefinder**.

**\$1,181,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**42 Sandgate Avenue,**  
Glen Waverley 3150

Price **\$1,020,000** Sold 11  
September 2019

**26 Brentwood Drive,**  
Glen Waverley 3150

Price **\$974,000** Sold 14  
September 2019

**4 Botanic Drive,**  
Glen Waverley 3150

Price **\$990,000** Sold 19 June  
2019

This Statement of Information was prepared on 11th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

House

5 beds

2 baths

1 parking

### Biggin & Scott Glen Waverley

45 Myrtle Street,  
Glen Waverley VIC 3150

### Contact agents



**Thi Huynh**  
Biggin & Scott

03 9560 8888  
0433 241 133  
[thuynh@bigginscott.com.au](mailto:thuynh@bigginscott.com.au)



**Grace Rodrigues**  
Biggin & Scott

03 9560 8888  
0404 851 486  
[gr Rodrigues@bigginscott.com.au](mailto:gr Rodrigues@bigginscott.com.au)

