

#### 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	3/21 Kurrajong Avenue, Glen Waverley Vic 3150
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$870,000	&	\$930,000

## Median sale price

Median price	\$921,000	Hou	ıse	Unit	Х		Suburb	Glen Waverley
Period - From	01/04/2018	to	30/06/2018		Sourc	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.

Ad	dress of comparable property	Price	Date of sale
1	1/19 Diosma Dr GLEN WAVERLEY 3150	\$930,000	24/05/2018
2	2/40 Highclere Av MOUNT WAVERLEY 3149	\$920,000	17/04/2018
3	1/6 Forest Ct GLEN WAVERLEY 3150	\$895,000	03/06/2018

## OR

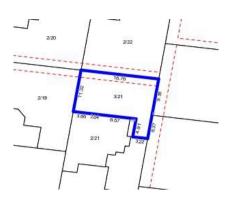
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Property Type: Townhouse (Res) Land Size: 188 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$870,000 - \$930,000 **Median Unit Price** June quarter 2018: \$921,000

# Comparable Properties



1/19 Diosma Dr GLEN WAVERLEY 3150 (VG)

Price: \$930,000 Method: Sale Date: 24/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

2/40 Highclere Av MOUNT WAVERLEY 3149 (REI/VG) **=** 3

Price: \$920,000 Method: Private Sale Date: 17/04/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 242 sqm approx

1/6 Forest Ct GLEN WAVERLEY 3150 (REI/VG) Agent Comments

Price: \$895,000 Method: Auction Sale Date: 03/06/2018

Rooms: -

Property Type: Townhouse (Res)

Account - Harcourts Judd White | P: 03 9518 7000 | F: 03 9545 1066





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**Agent Comments** 

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