

#### 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	

#### Indicative selling price

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

Range between	\$880,000	&	\$968,000

#### Median sale price

Median price	\$868,000	Hou	se	Unit	х		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 2/37 The Outlook GLEN WAVERLEY 3150 \$950,000 16/03/2019 2 2/44 Fairhills Pde GLEN WAVERLEY 3150 \$870,000 08/01/2019 3 1/19 Lincoln Av GLEN WAVERLEY 3150 \$868,000 16/03/2019

#### 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.

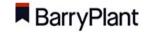






Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814

Generated: 07/05/2019 17:16



**!=**| 3

**:** 



Rooms:

Property Type: Flat

Land Size: 510.978 sqm approx

Agent Comments

Indicative Selling Price \$880,000 - \$968,000 Median Unit Price Year ending March 2019: \$868,000

### Comparable Properties



2/37 The Outlook GLEN WAVERLEY 3150 (REI) Agent Comments

**-**3

**•** 2

2 🛱 2

Price: \$950,000 Method: Auction Sale Date: 16/03/2019

Rooms: 5

Property Type: Unit

Land Size: 404 sqm approx

2/44 Fairhills Pde GLEN WAVERLEY 3150

(REI/VG)

**=**3

**-** 5



**Price:** \$870,000 **Method:** Private Sale **Date:** 08/01/2019

Rooms: -

Property Type: Unit

1/19 Lincoln Av GLEN WAVERLEY 3150 (REI)

**1** 3 **1** 6 1

Price: \$868,000 Method: Auction Sale Date: 16/03/2019

Rooms: -

Property Type: Unit Land Size: 362 sqm approx Agent Comments

**Agent Comments** 

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814





Generated: 07/05/2019 17:16