

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 2/10 Pippin Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$868,000 House Unit X 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 | 1/4 Aurisch Av GLEN WAVERLEY 3150 | \$1,200,000 | 09/04/2019 |
| 2 | 1a Hayfield Rd MOUNT WAVERLEY 3149 | \$1,080,000 | 14/04/2019 |
| 3 | 1/70 Lechte Rd MOUNT WAVERLEY 3149 | \$1,080,000 | 11/05/2019 |

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
Year ending March 2019: \$868,000

Comparable Properties



1/4 Aurisch Av GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 09/04/2019
Rooms: -
Property Type: Townhouse (Single)



1a Hayfield Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 14/04/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 364 sqm approx



1/70 Lechte Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 11/05/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 334 sqm approx