

## 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 4/22 Tulloch Grove, Glen Waverley Vic 3150

#### Indicative selling price

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

Range between \$585,000 & \$640,000

#### Median sale price

Median price \$890,000 House Unit X Suburb Glen Waverley

Period - From 01/07/2016 to 30/06/2017 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	6/22 Tulloch Gr GLEN WAVERLEY 3150	\$663,000	02/06/2017
2	2/51 Avonhurst Dr GLEN WAVERLEY 3150	\$656,000	22/07/2017
3	10/18 Tulloch Gr GLEN WAVERLEY 3150	\$655,000	17/06/2017

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.



3   2   2

**Rooms:**  
**Property Type:** Townhouse  
 (Single)  
 Agent Comments

**Indicative Selling Price**  
 \$585,000 - \$640,000  
**Median Unit Price**  
 Year ending June 2017: \$890,000

## Comparable Properties

6/22 Tulloch Gr GLEN WAVERLEY 3150  
 (REI/VG)

Agent Comments

3   2   2

**Price:** \$663,000  
**Method:** Sold Before Auction  
**Date:** 02/06/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)

2/51 Avonhurst Dr GLEN WAVERLEY 3150  
 (REI)

Agent Comments

2   1   1

**Price:** \$656,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 345 sqm approx



10/18 Tulloch Gr GLEN WAVERLEY 3150 (REI)

Agent Comments

3   2   3

**Price:** \$655,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)