

Merelyn Bond 03-9886 6900 0438 703 388 mbond@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	66 Knights Drive, 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 \$1	,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,360,000	Hou	ise X	Unit		Suburb	Glen Waverley
Period - From	01/04/2017	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	39 Annandale Cr GLEN WAVERLEY 3150	\$1,204,000	05/05/2018
2	15 Lancelot Cr GLEN WAVERLEY 3150	\$1,200,000	19/05/2018
3	19 Fastleigh Dr GI EN WAVERI EY 3150	\$1,150,000	15/05/2018

#### 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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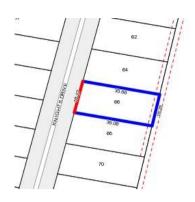
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**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** Year ending March 2018: \$1,360,000



Property Type: House Land Size: 654 sqm approx

Agent Comments



### Comparable Properties

39 Annandale Cr GLEN WAVERLEY 3150 (REI/VG)









Price: \$1,204,000 Method: Auction Sale Date: 05/05/2018

Rooms: -

Property Type: House Land Size: 655 sqm approx

15 Lancelot Cr GLEN WAVERLEY 3150 (REI)









Price: \$1,200,000

Method: Sold Before Auction

Date: 19/05/2018

Rooms: -

Property Type: House Land Size: 650 sqm approx

19 Eastleigh Dr GLEN WAVERLEY 3150 (VG)







Price: \$1,150,000 Method: Sale Date: 15/05/2018

Rooms: -

Property Type: House (Res) Land Size: 656 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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