

## Statement of Information

mbond@hockingstuart.com.au

## 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 66 Knights Drive, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,360,000 House  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.

	Address 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 Eastleigh Dr GLEN WAVERLEY 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.

Merelyn Bond

03-9886 6900

0438 703 388

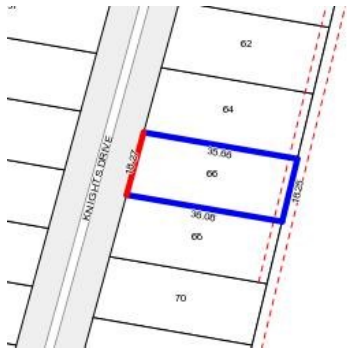
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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending March 2018: \$1,360,000


 4
  2
  2
**Rooms:****Property Type:** House**Land Size:** 654 sqm approx

Agent Comments

## Comparable Properties

**39 Annandale Cr GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

 4
  2
  2
**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)**

Agent Comments

 4
  2
  2
**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)**

Agent Comments

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**Price:** \$1,150,000**Method:** Sale**Date:** 15/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 656 sqm approx