

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	3/21 Kurrajong Avenue, 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	\$800,000	&	\$880,000

Median sale price

Median price	\$921,000	Hou	se	Unit	х		Suburb	Glen Waverley
Period - From	01/04/2018	to	30/06/2018		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 2/33 Kirstina Rd GLEN WAVERLEY 3150 \$951,000 23/06/2018 2 1/6 Forest Ct GLEN WAVERLEY 3150 \$895,000 03/06/2018 3 3/26 Fraser St GLEN WAVERLEY 3150 \$872,000 13/06/2018

OR

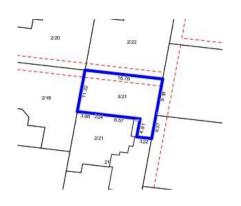
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Property Type: Townhouse (Res) Land Size: 188 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** June quarter 2018: \$921,000

Comparable Properties



2/33 Kirstina Rd GLEN WAVERLEY 3150 (REI) Agent Comments

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Price: \$951,000

Date: 23/06/2018 Rooms: 6

Property Type: Unit

Method: Auction Sale

Land Size: 261 sqm approx

1/6 Forest Ct GLEN WAVERLEY 3150 (REI)



Price: \$895,000 Method: Auction Sale Date: 03/06/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



3/26 Fraser St GLEN WAVERLEY 3150

(REI/VG)

Price: \$872,000

Method: Sold Before Auction

Date: 13/06/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 280 sqm approx

Agent Comments

Account - Harcourts Judd White | P: 03 9518 7000 | F: 03 9545 1066





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