

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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.



 3  2  1

Rooms:
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](#)

 3  2  2

Price: \$951,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 6
Property Type: Unit
Land Size: 261 sqm approx



1/6 Forest Ct GLEN WAVERLEY 3150 (REI) [Agent Comments](#)

 3  2  2

Price: \$895,000
Method: Auction Sale
Date: 03/06/2018
Rooms: -
Property Type: Townhouse (Res)



3/26 Fraser St GLEN WAVERLEY 3150 (REI/VG) [Agent Comments](#)

 4  2  2

Price: \$872,000
Method: Sold Before Auction
Date: 13/06/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 280 sqm approx