

## 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 2/12 Marbray 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)

Single price \$800,000

#### Median sale price

Median price \$952,000 House Unit X Suburb Glen Waverley

Period - From 01/10/2016 to 30/09/2017 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	2/15 Illuka Cr MOUNT WAVERLEY 3149	\$800,000	21/10/2017
2	2/168 Lawrence Rd MOUNT WAVERLEY 3149	\$786,000	07/10/2017
3	2/25 Tobias Av GLEN WAVERLEY 3150	\$771,000	07/10/2017

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.



**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

## Comparable Properties

**2/15 Illuka Cr MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 290 sqm approx



**2/168 Lawrence Rd MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$786,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 222 sqm approx



**2/25 Tobias Av GLEN WAVERLEY 3150 (REI)** Agent Comments



**Price:** \$771,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 230 sqm approx