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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	2/12 Marbray Drive, Glen Waverley Vic 3150
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$800,000
omigio prico	4000,000

Median sale price

Median price	\$952,000	Hou	se	Unit	Х	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.

Add	dress 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.

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





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Indicative Selling Price \$800,000 Median Unit Price

Year ending September 2017: \$952,000

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Rooms:
Property Type: Unit
Agent Comments

Comparable Properties

2/15 Illuka Cr MOUNT WAVERLEY 3149 (REI)

2 📥 1

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)

2 1

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)

P 2 🙀 1 🎾

Price: \$771,000 Method: Auction Sale Date: 07/10/2017 Rooms: 3

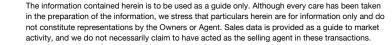
Property Type: Unit

Land Size: 230 sqm approx

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REIV





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Agent Comments

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