

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

1/7 Glenmore Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$850,000

&

\$920,000

Median sale price

Median price \$950,000

House

Unit

X

Suburb Mount Waverley

Period - From 01/01/2017

to

31/12/2017

Source REIV

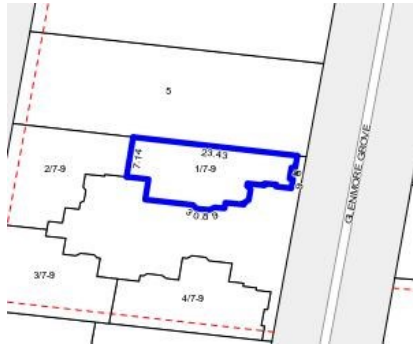
Comparable property sales (*Delete A or B below as applicable)

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	1/45 Sunhill Rd MOUNT WAVERLEY 3149	\$873,000	23/09/2017
2	2/1 Beal St MOUNT WAVERLEY 3149	\$826,000	02/12/2017
3	2/558 Huntingdale Rd MOUNT WAVERLEY 3149	\$806,500	18/11/2017

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.



2
 1
 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

Year ending December 2017: \$950,000

Comparable Properties



1/45 Sunhill Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

2
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 2

Price: \$873,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: Unit
Land Size: 292 sqm approx



2/1 Beal St MOUNT WAVERLEY 3149 (REI)

Agent Comments

2
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 2

Price: \$826,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Unit
Land Size: 254 sqm approx



2/558 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

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 1

Price: \$806,500
Method: Auction Sale
Date: 18/11/2017
Rooms: 3
Property Type: Unit
Land Size: 267 sqm approx