

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

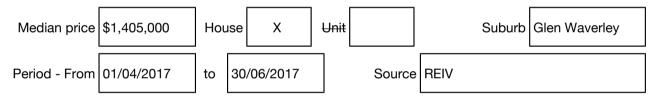
22 Creswick Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000
---------------	-------------	---	-------------

Median sale price



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 sixmonths 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		
3		

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

propertydata

Generated: 03/08/2017 12:35

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



22 Creswick Street, Glen Waverley Vic 3150

Harcourts





Rooms: 5 Property Type: House (Res) Land Size: 770 sqm approx Agent Comments Andrew Dimashki 9518 7000 0401457755 andrew.dimashki@harcourts.com.au

> Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price June quarter 2017: \$1,405,000

Comparable Properties



 13 Torwood Av GLEN WAVERLEY 3150 (REI/VG)
 Agent Comments

 Image: 1
 Image: 2
 Image: 2

 Price: \$1,406,000
 Price: \$1,406,000

 Method: Sold Before Auction
 Date: 24/03/2017

 Rooms: Property Type: House (Res)

 Land Size: 767 sqm approx

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

Generated: 03/08/2017 12:35

REIV 🗧 propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.