



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1/13 Richard Street, GLEN WAVERLEY 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$800,000 - \$880,000**

### Median sale price

Median **Unit** for **GLEN WAVERLEY** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$757,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1/762 Waverley Road,**  
Glen Waverley 3150

Price **\$850,000** Sold 28  
October 2017

**1/88 Bogong Avenue,**  
Glen Waverley 3150

Price **\$900,280** Sold 04  
December 2017

**2/107 Windella Crescent,**  
Glen Waverley 3150

Price **\$865,000** Sold 09  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



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