

STATEMENT OF INFORMATION

2/107 WINDELLA CRESCENT, GLEN WAVERLEY, VIC 3150

PREPARED BY TYNE ZENNER, WOODARDS MT WAVERLEY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/107 WINDELLA CRESCENT, GLEN

 3  2  2

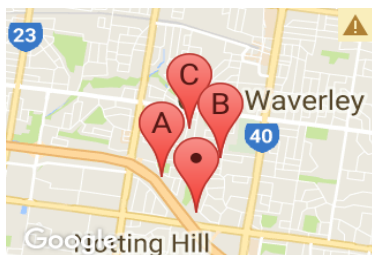
Indicative Selling Price

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

Price Range: \$900,000 to \$990,000

Provided by: Tyne Zenner, Woodards Mt Waverley

MEDIAN SALE PRICE



GLEN WAVERLEY, VIC, 3150

Suburb Median Sale Price (Unit)

\$675,000

01 July 2016 to 30 June 2017

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



25 HERRIOTTS BVD, GLEN WAVERLEY, VIC

 3  2  2

Sale Price

Price Withheld

Sale Date: 20/05/2017

Distance from Property: 687m



41 FRASER ST, GLEN WAVERLEY, VIC 3150

 4  2  2

Sale Price

Price Withheld

Sale Date: 07/04/2017

Distance from Property: 849m



1/16 SALADIN AVE, GLEN WAVERLEY, VIC

 3  2  1

Sale Price

Price Withheld

Sale Date: 29/06/2017

Distance from Property: 1.2km



This report has been compiled on 12/07/2017 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/107 WINDELLA CRESCENT, GLEN WAVERLEY, VIC 3150

Indicative selling price

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

Price Range:

\$900,000 to \$990,000

Median sale price

Median price

\$675,000

House

Unit

X


Suburb

GLEN WAVERLEY

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
25 HERRIOTTS BVD, GLEN WAVERLEY, VIC 3150	Price Withheld	20/05/2017
41 FRASER ST, GLEN WAVERLEY, VIC 3150	Price Withheld	07/04/2017
1/16 SALADIN AVE, GLEN WAVERLEY, VIC 3150	Price Withheld	29/06/2017