

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	16 Clematis Street, Glen Waverley Vic 3150
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Indicative selling price

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

Range between	\$1,350,000	&	\$1,485,000
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Median sale price

Median price	\$1,405,000	House	X	Unit		Suburb	Glen Waverley
Period - From	01/04/2017	to	30/06/2017	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	9 Ralton Av GLEN WAVERLEY 3150	\$1,500,000	08/04/2017
2	37 Gaynor Cr GLEN WAVERLEY 3150	\$1,360,000	29/04/2017
3	2 Northam St GLEN WAVERLEY 3150	\$1,355,000	04/06/2017

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.



4 2 2

Rooms:
Property Type: House
Land Size: 749 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
June quarter 2017: \$1,405,000

Comparable Properties



9 Ralton Av GLEN WAVERLEY 3150 (REI)

Agent Comments

6 3 2

Price: \$1,500,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 10
Property Type: House (Res)
Land Size: 771 sqm approx



37 Gaynor Cr GLEN WAVERLEY 3150 (REI)

Agent Comments

5 3 3

Price: \$1,360,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 8
Property Type: House (Res)



2 Northam St GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,355,000
Method: Private Sale
Date: 04/06/2017
Rooms: 5
Property Type: House
Land Size: 712 sqm approx