

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 144 Watsons Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$921,000 House Unit X Suburb Glen Waverley

Period - From 01/04/2018 to 30/06/2018 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	46 Tamarisk Av GLEN WAVERLEY 3150	\$1,100,000	20/06/2018
2	94 Watsons Rd GLEN WAVERLEY 3150	\$1,100,000	24/03/2018
3	6 Maylands Cr GLEN WAVERLEY 3150	\$1,062,000	03/03/2018

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.



3 1 1

Rooms:
Property Type: House (Res)
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,155,000
Median Unit Price
 June quarter 2018: \$921,000

Comparable Properties



46 Tamarisk Av GLEN WAVERLEY 3150 (REI) [Agent Comments](#)

3 2 2

Price: \$1,100,000
Method: Auction Sale
Date: 20/06/2018
Rooms: -
Property Type: House
Land Size: 673 sqm approx



94 Watsons Rd GLEN WAVERLEY 3150 (REI/VG) [Agent Comments](#)

3 1 2

Price: \$1,100,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 651 sqm approx



6 Maylands Cr GLEN WAVERLEY 3150 (REI/VG) [Agent Comments](#)

4 2 4

Price: \$1,062,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 700 sqm approx