

## 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	12 Kincumber Drive, Glen Waverley Vic 3150
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#### Indicative selling price

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

Range between	\$1,230,000	&	\$1,353,000
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#### Median sale price

Median price	\$1,347,750	House	X	Unit		Suburb	Glen Waverley
Period - From	01/10/2017	to	31/12/2017	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	31 Olinda St GLEN WAVERLEY 3150	\$1,300,000	21/02/2018
2	1 Walter St GLEN WAVERLEY 3150	\$1,296,000	07/10/2017
3	15 Grantley Dr GLEN WAVERLEY 3150	\$1,270,100	25/11/2017

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.



6   2   2

**Rooms:**  
**Property Type:**  
**Land Size:** 677 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,230,000 - \$1,353,000  
**Median House Price**  
 December quarter 2017: \$1,347,750

## Comparable Properties



**31 Olinda St GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

4   2   3

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 21/02/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 727 sqm approx



**1 Walter St GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

5   2   2

**Price:** \$1,296,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx



**15 Grantley Dr GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,270,100  
**Method:** Sold Before Auction  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 692 sqm approx