

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	6 Lincoln Avenue, Glen Waverley Vic 3150
---	--

Indicative selling price

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

Single price	\$2,000,000
--------------	-------------

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	26 Kennedy St GLEN WAVERLEY 3150	\$2,120,000	25/03/2017
2	27 Myers Av GLEN WAVERLEY 3150	\$2,090,000	20/05/2017
3	20 Lisbon St GLEN WAVERLEY 3150	\$2,000,000	08/04/2017

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  1  2

Rooms:

Property Type: House (Res)

Land Size: 705 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000

Median House Price

June quarter 2017: \$1,405,000

Comparable Properties



26 Kennedy St GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  1  2

Price: \$2,120,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 740 sqm approx

27 Myers Av GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  2  3

Price: \$2,090,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 711 sqm approx



20 Lisbon St GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  1  1

Price: \$2,000,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 732 sqm approx