

## 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

45 Kennedy Street, Glen Waverley Vic 3150

#### Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

#### Median sale price

Median price \$1,405,000 House ☒ 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	20 Lisbon St GLEN WAVERLEY 3150	\$2,000,000	08/04/2017
3	30 Hinkler Rd GLEN WAVERLEY 3150	\$1,970,000	18/03/2017

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.~~



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 727 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,950,000 - \$2,145,000

**Median House Price**

June quarter 2017: \$1,405,000

## Comparable Properties



**26 Kennedy St GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$2,120,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 740 sqm approx



**20 Lisbon St GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 732 sqm approx



**30 Hinkler Rd GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$1,970,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 691 sqm approx