

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

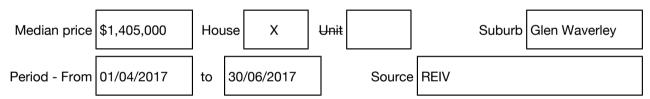
Address 45 Kennedy Street, Glen Waverley Vic 3150 Including suburb and postcode

Indicative selling price

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

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

Median sale price



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.

Account - Roger Davis Wheelers Hill | P: 03 95605000

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 45 Kennedy Street, Glen Waverley Vic 3150







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



20 Lisbon St GLEN WAVERLEY 3150 (REI)

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

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

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