



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 1 Carmichael Court, GLEN WAVERLEY 3150

House



4 beds



2 baths



3 parking

Tom Kerr

### Indicative selling price

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

**Range \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **GLEN WAVERLEY** for period **Jul 2019 - Sep 2019**  
Sourced from **Property Data Online**.

**\$1,257,000**

### Comparable property sales

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 the most comparable to the property for sale.

**5 Lowen Road,**  
Glen Waverley 3150

Price **\$1,090,000** Sold 29  
May 2019

**16 Rowitta Drive,**  
Glen Waverley 3150

Price **\$1,075,000** Sold 24  
May 2019

**620 Highbury Road,**  
Glen Waverley 3150

Price **\$1,010,000** Sold 05  
October 2019

This Statement of Information was prepared on 29th Oct 2019

### Additional information

In addition to the price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data Online.

### Ham Kerr Property Pty Ltd

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### Contact agents



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