Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 74 Whites Lane, Glen Waverley Vic 3150	74 Whites Lane, Glen W	erley Vic 3150	
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Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,300,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/04/2019	to	31/03/2020		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

Aut	areas or comparable property	1 1100	Date of Sale
1	729 Waverley Rd GLEN WAVERLEY 3150	\$1,090,500	22/02/2020
2	20 Meadowbrook Dr WHEELERS HILL 3150	\$1,051,000	22/02/2020
3	102 Whites La GLEN WAVERLEY 3150	\$1,010,000	11/05/2020

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.

This Statement of Information was prepared on:	25/05/2020 12:05



Date of sale











Property Type: House (Previously Occupied - Detached) **Land Size:** 760 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price

Year ending March 2020: \$1,300,000

Comparable Properties



729 Waverley Rd GLEN WAVERLEY 3150 (REI/VG)

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Price: \$1,090,500

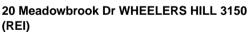
Method: Auction Sale

Date: 22/02/2020

Rooms: 4

Property Type: House (Res) **Land Size:** 732 sqm approx

Agent Comments

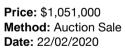






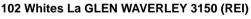


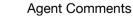
Agent Comments



Property Type: House (Res) **Land Size:** 649 sqm approx













Price: \$1,010,000 **Method:** Private Sale **Date:** 11/05/2020

Rooms: 6

Property Type: House **Land Size:** 727 sqm approx

Account - Biggin & Scott | P: 03 9882 0033 | F: 03 9882 9933



