

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

74 Whites Lane, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,300,000 Property 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	Price	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



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)

Agent Comments



Price: \$1,090,500
Method: Auction Sale
Date: 22/02/2020
Rooms: 4
Property Type: House (Res)
Land Size: 732 sqm approx



20 Meadowbrook Dr WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,051,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 649 sqm approx



102 Whites La GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,010,000
Method: Private Sale
Date: 11/05/2020
Rooms: 6
Property Type: House
Land Size: 727 sqm approx