

Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 15 - 17 Marriott Parade

Suburb: Glen Waverley

State: VIC

Postcode: 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price: ~~_____ \$ _____~~

OR

Range between: \$ 8000000 and \$ 8800000

Median sale price

Median price: \$ 1,460,000

Property type: House

Suburb: Glen Waverley

Period - From: 01 / 04 / 2021 to: 19 / 04 / 2021 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 | _____ | \$ _____ | _____ |
| 2 | _____ | \$ _____ | _____ |
| 3 | _____ | \$ _____ | _____ |

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: 19 April 2021