

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

5 Lowen Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,256,500

House

X

Unit

Suburb

Glen Waverley

Period - From

01/04/2018

to

31/03/2019

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	34 Gyton Av GLEN WAVERLEY 3150	\$1,285,000	02/04/2019
2	9 Walter St GLEN WAVERLEY 3150	\$1,280,000	21/11/2018
3	10 Cherry St GLEN WAVERLEY 3150	\$1,230,888	20/02/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 680 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending March 2019: \$1,256,500

Comparable Properties



34 Gyton Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,285,000

Method: Private Sale

Date: 02/04/2019

Rooms: -

Property Type: House

Land Size: 654 sqm approx



9 Walter St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 21/11/2018

Rooms: -

Property Type: House

Land Size: 916 sqm approx

10 Cherry St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,230,888

Method: Sold Before Auction

Date: 20/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 655 sqm approx