

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	541 Waverley Road, Glen Waverley Vic 3150
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,260,000	&	\$1,386,000

Median sale price

Median price	\$1,151,000	Hou	ıse X	Unit		Suburb	Glen Waverley
Period - From	01/04/2019	to	30/06/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	3 Toolang Ct MOUNT WAVERLEY 3149	\$1,300,000	25/06/2019
2	7 Montvale Mews MOUNT WAVERLEY 3149	\$1,280,000	15/02/2019
3	379 Stephensons Rd MOUNT WAVERLEY 3149	\$1,202,500	06/04/2019

OR

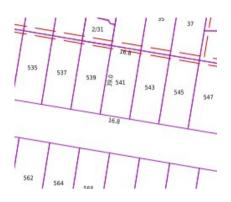
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price \$1,260,000 - \$1,386,000 **Median House Price** June quarter 2019: \$1,151,000

Comparable Properties



3 Toolang Ct MOUNT WAVERLEY 3149 (VG)

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Price: \$1,300,000 Method: Sale Date: 25/06/2019

Rooms: -

Property Type: House (Res) Land Size: 734 sqm approx

7 Montvale Mews MOUNT WAVERLEY 3149

(REI)







Price: \$1,280,000 Method: Private Sale Date: 15/02/2019

Rooms: -

Property Type: House

Agent Comments

Agent Comments

379 Stephensons Rd MOUNT WAVERLEY 3149 Agent Comments (REI/VG)







Price: \$1,202,500 Method: Auction Sale Date: 06/04/2019

Rooms: -

Property Type: House Land Size: 693 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000





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