

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 541 Waverley Road, Glen Waverley Vic 3150

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 House 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.

	Address 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.



4 2 2

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)

Agent Comments

5 - -

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)

Agent Comments

4 3 2

Price: \$1,280,000

Method: Private Sale

Date: 15/02/2019

Rooms: -

Property Type: House

379 Stephenson Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,202,500

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House

Land Size: 693 sqm approx