

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

5 Fiander Avenue, Glen Waverley, VIC 3150

### Indicative selling price

Single Price or Range between

\$1,650,000 - \$1,750,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price

\$1,210,000

Property Type

House

Suburb

GLEN WAVERLEY

Period From

07/04/2019

Period To

07/10/2019

Source

Core Logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



7 MOYLAN ROAD  
GLEN WAVERLEY

3 1 2

Price \$1,631,000  
Date of Sale 14/09/2019  
Land 743 sqm



7 SOMERS COURT  
GLEN WAVERLEY

3 1 1

Price \$1,605,000  
Date of Sale 10/08/2019  
Land 786 sqm



26 MADELINE STREET  
GLEN WAVERLEY

4 2 1

Price \$1,768,000  
Date of Sale 15/06/2019  
Land 727 sqm