

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

620 Highbury Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$850,000

&

\$935,000

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

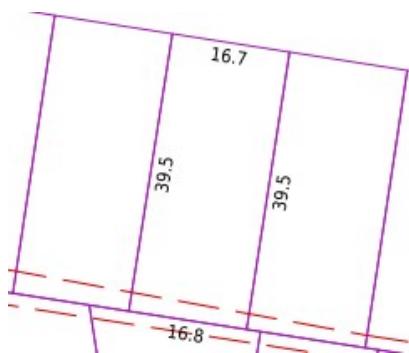
Comparable property sales (*Delete A or B below as applicable)

- 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	794 Highbury Rd GLEN WAVERLEY 3150	\$935,000	16/04/2019
2	14 Springvale Rd GLEN WAVERLEY 3150	\$900,000	04/03/2019
3	354 Blackburn Rd BURWOOD EAST 3151	\$860,000	05/06/2019

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
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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 June quarter 2019: \$1,151,000

Comparable Properties

794 Highbury Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4
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 2

Price: \$935,000
Method: Private Sale
Date: 16/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 693 sqm approx



14 Springvale Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4
 2
 1

Price: \$900,000
Method: Private Sale
Date: 04/03/2019
Rooms: 7
Property Type: House
Land Size: 654 sqm approx



354 Blackburn Rd BURWOOD EAST 3151 (VG) **Agent Comments**

2
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Price: \$860,000
Method: Sale
Date: 05/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 557 sqm approx