

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	620 Highbury 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	\$850,000	&	\$935,000

#### Median sale price

Median price	\$1,151,000	Hou	ıse X	Unit		Suburk	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.

Add	dress 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 Bd BUBWOOD FAST 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.



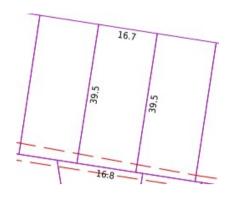


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## **McGrath**





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)

**•** 2

**6** 2

Price: \$935,000 Method: Private Sale Date: 16/04/2019

Rooms: -

Property Type: House (Res) Land Size: 693 sqm approx

Agent Comments



14 Springvale Rd GLEN WAVERLEY 3150

(REI/VG)

**—** 4





**Price:** \$900,000 **Method:** Private Sale **Date:** 04/03/2019

Rooms: 7

Property Type: House Land Size: 654 sqm approx **Agent Comments** 



354 Blackburn Rd BURWOOD EAST 3151 (VG) Agent Comments

**-**2





Price: \$860,000 Method: Sale Date: 05/06/2019

Rooms: -

**Property Type:** House (Res) **Land Size:** 557 sqm approx

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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