

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

2/10 Pippin Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price

\$836,000

Property Type

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	3/83 Orchard St GLEN WAVERLEY 3150	\$1,020,000	02/09/2019
2	10 Magenta Ct MOUNT WAVERLEY 3149	\$997,000	20/07/2019
3	2/21 Fernhurst Dr GLEN WAVERLEY 3150	\$950,000	31/08/2019

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.~~

This Statement of Information was prepared on:

26/09/2019 11:22



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
June quarter 2019: \$836,000

Comparable Properties



3/83 Orchard St GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 02/09/2019
Property Type: Townhouse (Single)

10 Magenta Ct MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$997,000
Method: Auction Sale
Date: 20/07/2019
Property Type: House (Res)
Land Size: 310 sqm approx



2/21 Fernhurst Dr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 4
Property Type: Unit
Land Size: 328 sqm approx