

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

Indicative selling price

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

Single Price

Median sale price

Median price

*House ☐

*Unit ☒

Suburb

Period - From to

Source

Comparable property sales

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
22/280 BLACKBURN ROAD, GLEN WAVERLEY, VIC, 3150	\$505,000	07 SEP 2018
24/280 BLACKBURN ROAD, GLEN WAVERLEY, VIC, 3150	\$480,000	27 OCT 2018
102/353 SPRINGVALE ROAD, GLEN WAVERLEY, VIC	\$520,000	24 AUG 2018