



 3  1  2

Rooms:
Property Type: House
Land Size: 655.794 sqm
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 March quarter 2017: \$1,395,000

Comparable Properties



75 Winmalee Dr GLEN WAVERLEY 3150 (REI) Agent Comments

 3  2  2

Price: \$1,100,000
Method: Auction Sale
Date: 20/04/2017
Rooms: -
Property Type: House
Land Size: 677 sqm



4 Elmwood Cr GLEN WAVERLEY 3150 (VG) Agent Comments

 3  -  -

Price: \$1,080,000
Method: Sale
Date: 31/01/2017
Rooms: -
Property Type: House (Res)
Land Size: 651 sqm



69 Winmalee Dr GLEN WAVERLEY 3150 (REI) Agent Comments

 4  1  1

Price: \$1,060,800
Method: Private Sale
Date: 27/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 680 sqm

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

90 Windella Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,395,000

House

X

Suburb

Glen Waverley

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
75 Winmalee Dr GLEN WAVERLEY 3150	\$1,100,000	20/04/2017
4 Elmwood Cr GLEN WAVERLEY 3150	\$1,080,000	31/01/2017
69 Winmalee Dr GLEN WAVERLEY 3150	\$1,060,800	27/02/2017