

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	23 Viggers Parade, Glen Waverley Vic 3150
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Indicative selling price

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

Range between	\$930,000	&	\$1,020,000
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Median sale price

Median price	\$1,281,000	House	X	Unit		Suburb	Glen Waverley
Period - From	01/07/2018	to	30/09/2018	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	7 Viggers Pde GLEN WAVERLEY 3150	\$1,020,000	18/08/2018
2	782 Ferntree Gully Rd WHEELERS HILL 3150	\$943,000	22/09/2018
3	1 Rembrandt Dr WHEELERS HILL 3150	\$940,000	13/10/2018

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.