

## 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 2/8 Mckenna Road, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000

&

\$748,000

#### Median sale price

Median price \$836,000

House

Unit

X

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	1/19 Longbourne Av NOTTING HILL 3168	\$775,800	28/02/2019
2	2/9 Cambridge Dr GLEN WAVERLEY 3150	\$768,000	17/04/2019
3	2/15 Kirstina Rd GLEN WAVERLEY 3150	\$740,000	20/07/2019

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.



**Rooms:**  
**Property Type:** Flat  
**Land Size:** 425.995 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$748,000  
**Median Unit Price**  
June quarter 2019: \$836,000

## Comparable Properties

**1/19 Longbourne Av NOTTING HILL 3168 (VG)** **Agent Comments**



**Price:** \$775,800  
**Method:** Sale  
**Date:** 28/02/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**2/9 Cambridge Dr GLEN WAVERLEY 3150 (REI/VG)** **Agent Comments**



**Price:** \$768,000  
**Method:** Private Sale  
**Date:** 17/04/2019  
**Rooms:** -  
**Property Type:** Unit

**2/15 Kirstina Rd GLEN WAVERLEY 3150 (REI)** **Agent Comments**



**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Rooms:** -  
**Property Type:** Unit

