

#### 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	12 Roberts Street, Glen Waverley Vic 3150
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,380,000	&	\$1,518,000

#### Median sale price

Median price	\$1,300,000	Hou	ise X	Unit		Suburb	Glen Waverley
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	8 Midlothian PI GLEN WAVERLEY 3150	\$1,382,000	28/07/2018
2	98 Callaghan Av GLEN WAVERLEY 3150	\$1,355,555	16/04/2018
3	1 Peveril St GLEN WAVERLEY 3150	\$1,350,000	12/03/2018

#### OR

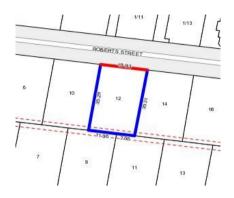
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Property Type: House (Previously

Occupied - Detached) Land Size: 694 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,380,000 - \$1,518,000 **Median House Price** June quarter 2018: \$1,300,000

## Comparable Properties



8 Midlothian PI GLEN WAVERLEY 3150 (REI)

**---** 5



Price: \$1,382,000 Method: Auction Sale Date: 28/07/2018 Rooms: 6

Property Type: House (Res) Land Size: 701 sqm approx

**Agent Comments** 



98 Callaghan Av GLEN WAVERLEY 3150

(REI/VG)







Price: \$1,355,555 Method: Private Sale Date: 16/04/2018

Rooms: 6

Property Type: House (Res) Land Size: 535 sqm approx

Agent Comments



1 Peveril St GLEN WAVERLEY 3150 (VG)





**Agent Comments** 

Price: \$1,350,000 Method: Sale Date: 12/03/2018

Rooms: -

Property Type: House (Res) Land Size: 759 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000





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