

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

12 Roberts Street, Glen Waverley Vic 3150

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

House

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.

	Address 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.



Rooms:

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)

Agent Comments



Price: \$1,382,000

Method: Auction Sale

Date: 28/07/2018

Rooms: 6

Property Type: House (Res)

Land Size: 701 sqm approx



98 Callaghan Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,355,555

Method: Private Sale

Date: 16/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 535 sqm approx



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