

03 8547 0888 0421 040 919 nickli@mcgrath.com.au

### 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					
Indicative selling price	20				

#### Indicative selling price

Range between	\$800,000	&	\$880,000
			<u> </u>

#### Median sale price

Median price	\$921,000	Hou	ıse	Unit	Х	Suburb	Glen Waverley
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

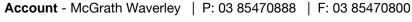
#### Comparable property sales (\*Delete A or B below as applicable)

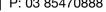
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2/8 Madeline St GLEN WAVERLEY 3150	\$850,000	19/07/2018
2	1/143 Coleman Pde GLEN WAVERLEY 3150	\$845,000	02/06/2018
3	2/8 Olinda St GLEN WAVERLEY 3150	\$841,000	23/03/2018

#### 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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**Indicative Selling Price** \$800,000 - \$880,000 **Median Unit Price** June quarter 2018: \$921,000





Rooms:

Property Type: Unit Agent Comments

# Comparable Properties



2/8 Madeline St GLEN WAVERLEY 3150 (REI)

**-**2

Price: \$850.000 Method: Private Sale Date: 19/07/2018 Rooms: 10

Property Type: Unit

**Agent Comments** 

1/143 Coleman Pde GLEN WAVERLEY 3150 (REI/VG)

**—** 2





Price: \$845,000 Method: Auction Sale Date: 02/06/2018

Rooms: -

**9** 3

Property Type: Unit

Land Size: 187 sqm approx

**Agent Comments** 

2/8 Olinda St GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$841,000

Method: Sold Before Auction

Date: 23/03/2018

Rooms: 4

Property Type: Unit

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





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