

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

2/14 Fernhurst Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$921,000

House

Unit

X

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	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.



 3  1  2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



2/8 Madeline St GLEN WAVERLEY 3150 (REI)

Agent Comments

 2  1  1

Price: \$850,000

Method: Private Sale

Date: 19/07/2018

Rooms: 10

Property Type: Unit

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

Agent Comments

 2  2  1

Price: \$845,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: Unit

Land Size: 187 sqm approx



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

Agent Comments

 3  2  1

Price: \$841,000

Method: Sold Before Auction

Date: 23/03/2018

Rooms: 4

Property Type: Unit