

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

1/10 Pippin Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,224,944

House

X

Unit

Suburb

Glen Waverley

Period - From

01/01/2019

to

31/03/2019

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	1/4 Aurisch Av GLEN WAVERLEY 3150	\$1,200,000	09/04/2019
2	1a Hayfield Rd MOUNT WAVERLEY 3149	\$1,080,000	14/04/2019
3	1/23 Willow Av GLEN WAVERLEY 3150	\$1,060,000	25/02/2019

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: 2
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2019: \$1,224,944

Comparable Properties



1/4 Aurisch Av GLEN WAVERLEY 3150 (REI) **Agent Comments**



Price: \$1,200,000
Method: Private Sale
Date: 09/04/2019
Rooms: -
Property Type: Townhouse (Single)



1a Hayfield Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**



Price: \$1,080,000
Method: Private Sale
Date: 14/04/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 364 sqm approx

1/23 Willow Av GLEN WAVERLEY 3150 (VG) **Agent Comments**



Price: \$1,060,000
Method: Sale
Date: 25/02/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)