

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

18 Silverwood Way, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$966,000

Property Type Unit

Suburb Glen Waverley

Period - From 01/04/2020

to 31/03/2021

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	3/17 Mimosa St GLEN WAVERLEY 3150	\$982,000	15/12/2020
2	1/149 Springvale Rd GLEN WAVERLEY 3150	\$980,000	09/03/2021
3	3/8 Neera Ct GLEN WAVERLEY 3150	\$952,000	12/12/2020

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.~~

This Statement of Information was prepared on:

13/05/2021 09:06



Rooms: 4

Property Type: House (Res)

Land Size: 220 sqm approx

Agent Comments

Comparable Properties

**3/17 Mimosa St GLEN WAVERLEY 3150
(REI/VG)**

Agent Comments



Price: \$982,000

Method: Auction Sale

Date: 15/12/2020

Property Type: Townhouse (Res)

**1/149 Springvale Rd GLEN WAVERLEY 3150
(VG)**

Agent Comments



Price: \$980,000

Method: Sale

Date: 09/03/2021

Property Type: Flat/Unit/Apartment (Res)

3/8 Neera Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$952,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Townhouse (Res)