

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

8 Fraser Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,600,000

&

\$2,860,000

Median sale price

Median price \$1,310,000

Property Type House

Suburb Glen Waverley

Period - From 01/07/2019

to

30/06/2020

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 Aitchison Ct GLEN WAVERLEY 3150	\$2,680,000	03/06/2020
2			
3			

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:

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Indicative Selling Price

\$2,600,000 - \$2,860,000

Median House Price

Year ending June 2020: \$1,310,000



 3  1  2

Property Type: House

Land Size: 738 sqm approx

Agent Comments

Comparable Properties



3 Aitchison Ct GLEN WAVERLEY 3150 (VG)

Agent Comments

 5  -  -

Price: \$2,680,000

Method: Sale

Date: 03/06/2020

Property Type: House (Res)

Land Size: 500 sqm approx

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.