

Statement of Information for Residential Property

Sections 46AF of the Estate Agents Act 1980

**36 Greenways Road,
GLEN WAVERLEY 3150**

Indicative selling price

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

Range between **\$3,150,000 & \$3,250,000**

Median sale price




\$1,260,000

Median House for **GLEN WAVERLEY** for period from **May 2016 to April 2017**

Source from **RP Data**.

Comparable property sales

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 | Price | Date of Sale |
|---|--|--------------|---------------------|
|  | 2 Southdown Avenue, Glen Waverley 3150 | \$3,520,000 | 29 Apr 2017 |
|  | 16 Southdown Avenue, Glen Waverley 3150 | \$4,028,000 | 11 Apr 2017 |
|  | 25 Clifford Street, Glen Waverley 3150 | \$3,500,000 | 11 May 2017 |