
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

3 Thomas Court, Glen Waverley Vic 3150
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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

\$1,395,000

House

X

Suburb

Glen Waverley

Period - From

01/01/2017

to

31/03/2017

Source

REIV propertydata.com.au

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 of comparable property	Price	Date of sale
4 Abbot Court, Glen Waverley 3150	\$900,000	13/01/2017
24 Cappella Court, Glen Waverley 3150	\$880,000	09/02/2017
9 Whites Lane, Glen Waverley 3150	\$850,000	09/12/2016

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 1 June 2017.

Additional information about comparable sales.



Glen Waverley 4 Abbot Court **3 BED 1 BATH 2 CAR**

METHOD Private Sale
TYPE House
LAND 1044m2

Agent Comments: The land size for this property is much larger but has a comparable dwelling and location.



Glen Waverley 24 Cappella Court **4 BED - BATH - CAR**

METHOD Private Sale
TYPE House
LAND 932m2



Glen Waverley 9 Whites Lane **3 BED 1 BATH 3 CAR**

METHOD Private Sale
TYPE House
LAND 887m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 1 June 2017.