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Rooms:
Property Type: House
Land Size: 755 sqm
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
March quarter 2017: \$1,395,000

Comparable Properties



3 Terama Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

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Price:
Method: Sold Before Auction
Date: 04/04/2017
Rooms: 5
Property Type: House (Res)



1 Thompson St GLEN WAVERLEY 3150 (VG)

Agent Comments

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Price: \$1,535,000
Method: Sale
Date: 10/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 838 sqm



11 The Ridge GLEN WAVERLEY 3150 (REI)

Agent Comments

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Price: \$1,515,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 714 sqm

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	21 Aurisch Avenue, 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	\$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,395,000	House	X	Suburb	Glen Waverley
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Terama Ct GLEN WAVERLEY 3150		04/04/2017
1 Thompson St GLEN WAVERLEY 3150	\$1,535,000	10/04/2017
11 The Ridge GLEN WAVERLEY 3150	\$1,515,000	18/03/2017