Harcourts



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Rooms: Property Type: apartment Agent Comments Indicative Selling Price \$420,000 - \$462,000 Median Unit Price Year ending March 2017: \$848,000

It is facing the Dandenongs, have a great view.

Comparable Properties

11/280 Blackburn Rd SYNDAL 3150 (VG)	Agent Comments
Price: \$510,000	
Method: Sale Date: 02/12/2016	
Rooms: -	
Property Type: Flat/Unit/Apartment (Res)	
106/353 Springvale Rd GLEN WAVERLEY 3150 (VG)	Agent Comments
Price: \$502,800	
Method: Sale	
Date: 18/11/2016	
Rooms: -	
Property Type: Strata Unit/Flat	
29/280 Blackburn Rd SYNDAL 3150 (VG)	Agent Comments
 1 -	
Price: \$492,000	
Method: Sale	
Date: 17/12/2016	
Rooms: -	
Property Type: Flat/Unit/Apartment (Res)	

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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

1203/39 Kingsway, Glen Waverley Vic 3150

Indicative selling price

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

Range betweer	\$420,000			&	\$462,000			
Median sale price								
Median price	\$848,000		Unit	х	Su	burb	Glen Waverley	
Period - From	01/04/2016	to	31/0	3/2017	Source	REIN	1	

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
11/280 Blackburn Rd SYNDAL 3150	\$510,000	02/12/2016
106/353 Springvale Rd GLEN WAVERLEY 3150	\$502,800	18/11/2016
29/280 Blackburn Rd SYNDAL 3150	\$492,000	17/12/2016

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