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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

1 - -

**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)

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$462,000

#### Median sale price

Median price: \$848,000 Unit: X Suburb: Glen Waverley

Period - From: 01/04/2016 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
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