

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 31 Clifford Street, Glen Waverley Vic 3150

Indicative selling price

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

Single price \$2,150,000

Median sale price

Median price \$1,380,000 House X Unit Suburb Glen Waverley

Period - From 01/01/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	22 Myers Av GLEN WAVERLEY 3150	\$2,225,000	09/12/2017
2	35 Hinkler Rd GLEN WAVERLEY 3150	\$2,180,000	22/01/2018
3	5 Myers Av GLEN WAVERLEY 3150	\$2,180,000	14/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: House (Res)
Land Size: 725 sqm approx
Agent Comments

Comparable Properties



22 Myers Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$2,225,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 820 sqm approx



35 Hinkler Rd GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$2,180,000
Method: Sale
Date: 22/01/2018
Rooms: -
Property Type: Development Site (Res)
Land Size: 891 sqm approx



5 Myers Av GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$2,180,000
Method: Sale
Date: 14/10/2017
Rooms: -
Property Type: Development Site (Res)
Land Size: 715 sqm approx