

Eric Lim 03 9514 8852 0420 388 839 eric.lim@little.com.au

### 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

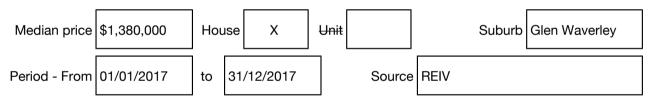
31 Clifford Street, Glen Waverley Vic 3150

#### Indicative selling price

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

Single price \$2,150,000

#### Median sale price



#### 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.

#### Account - Little Real Estate | P: 03 8809 5888 | F: 03 8809 5660

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



31 Clifford Street, Glen Waverley Vic 3150



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Rooms: Property Type: House (Res) Land Size: 725 sqm approx Agent Comments 0420 388 839 eric.lim@little.com.au Indicative Selling Price

Median House Price Year ending December 2017: \$1,380,000

## **Comparable Properties**

| 22 Myers Av GLEN WAVERLEY 3150 (REI)<br>3 1 2 -<br>Price: \$2,225,000<br>Method: Auction Sale<br>Date: 09/12/2017<br>Rooms: -<br>Property Type: House (Res)<br>Land Size: 820 sqm approx | Agent Comments |
|--|----------------|
| 35 Hinkler Rd GLEN WAVERLEY 3150 (VG)<br>3   | Agent Comments |
| 5 Myers Av GLEN WAVERLEY 3150 (VG)<br>4  | Agent Comments |

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