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Indicative Selling Price
\$2,900,000 - \$3,190,000

Median House Price
March quarter 2017: \$1,395,000



3 2 1

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

Comparable Properties



1 Cherry St GLEN WAVERLEY 3150 (VG)

Agent Comments

3 - -

Price: \$2,950,000
Method: Sale
Date: 30/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm

29 Medina Rd SYNDAL 3150 (VG)

Agent Comments

5 - -

Price: \$2,908,888
Method: Sale
Date: 06/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 652 sqm



29 Medina Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

5 5 2

Price: \$2,908,888
Method: Private Sale
Date: 23/01/2017
Rooms: 10
Property Type: House
Land Size: 655 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: 56 Orchard Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

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
1 Cherry St GLEN WAVERLEY 3150	\$2,950,000	30/12/2016
29 Medina Rd SYNDAL 3150	\$2,908,888	06/12/2016
29 Medina Rd GLEN WAVERLEY 3150	\$2,908,888	23/01/2017