

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	1/20 Brazilia Drive, Glen Waverley Vic 3150
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Indicative selling price

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

Range between	\$1,650,000	&	\$1,815,000
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Median sale price

Median price	\$1,405,000	House	X	Unit		Suburb	Glen Waverley
Period - From	01/04/2017	to	30/06/2017	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	1/11 Evelyn St GLEN WAVERLEY 3150	\$2,650,000	12/06/2017
2	2/4 Ralton Av GLEN WAVERLEY 3150	\$1,671,000	25/05/2017
3	1/13 Rolls Ct GLEN WAVERLEY 3150	\$1,396,700	28/02/2017

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.

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Indicative Selling Price

\$1,650,000 - \$1,815,000

Median House Price

June quarter 2017: \$1,405,000



Rooms:

Property Type:

Agent Comments

Comparable Properties

1/11 Evelyn St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$2,650,000

Method: Private Sale

Date: 12/06/2017

Rooms: -

Property Type: Townhouse (Res)



2/4 Ralton Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,671,000

Method: Private Sale

Date: 25/05/2017

Rooms: 5

Property Type: Townhouse (Single)



1/13 Rolls Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,396,700

Method: Private Sale

Date: 28/02/2017

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 312 sqm approx