

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 2/8 Madeline Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$952,500 House Unit X Suburb Glen Waverley

Period - From 01/01/2018 to 31/03/2018 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	1/143 Coleman Pde GLEN WAVERLEY 3150	\$845,000	02/06/2018
2	2/16 Shirley Av GLEN WAVERLEY 3150	\$832,000	12/05/2018
3	1/13 Panoramic Gr GLEN WAVERLEY 3150	\$921,000	05/05/2018

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.



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
March quarter 2018: \$952,500

Comparable Properties

1/143 Coleman Pde GLEN WAVERLEY 3150 (REI) [Agent Comments](#)

2 2 1

Price: \$845,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: Unit

2/16 Shirley Av GLEN WAVERLEY 3150 (REI) [Agent Comments](#)

2 1 1

Price: \$832,000
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: Unit
Land Size: 282 sqm approx



1/13 Panoramic Gr GLEN WAVERLEY 3150 (REI) [Agent Comments](#)

2 1 1

Price: \$921,000
Method: Sold Before Auction
Date: 05/05/2018
Rooms: -
Property Type: Unit
Land Size: 225 sqm approx