

#### Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	2/8 Madeline Street, Glen Waverley Vic 3150
Including suburb and	·
postcode	

#### 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	Hou	se	Unit	х		Suburb	Glen Waverley
Period - From	01/01/2018	to	31/03/2018		Source	REIV		

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

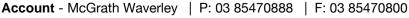
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.









# **McGrath**





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)

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

Property Type: Unit

**Agent Comments** 

2/16 Shirley Av GLEN WAVERLEY 3150 (REI)





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)





Price: \$921,000

Method: Sold Before Auction

Date: 05/05/2018

Rooms: -

Property Type: Unit

Land Size: 225 sqm approx

**Agent Comments** 

**Agent Comments** 

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