

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

2/9 Ralton Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price \$950,500

House

Unit

X

Suburb

Glen Waverley

Period - From

01/07/2017

to

30/06/2018

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	2/12 Jordan Gr GLEN WAVERLEY 3150	\$1,350,800	23/02/2018
2	2/1 Kalonga Ct GLEN WAVERLEY 3150	\$1,200,000	18/04/2018
3	1/31-33 Rob Roy St GLEN WAVERLEY 3150	\$1,188,000	27/01/2018

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.



5 3 2

Rooms:
Property Type: Townhouse

Agent Comments

Luxuriously appointed and architecturally designed brand new 5 Bedroom, 3 bathroom townhouses in one of Glen Waverley's most elite pockets over 2 expansive levels. Located within the GWSC and Mount View Pri catchments, close to The Glen, Kingsway culinary delights, train station, parklands and M1.

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Unit Price
Year ending June 2018: \$950,500

Comparable Properties



2/12 Jordan Gr GLEN WAVERLEY 3150 (REI/VG)

3 2 2

Price: \$1,350,800
Method: Private Sale
Date: 23/02/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 197 sqm approx

Agent Comments
Brand new



2/1 Kalonga Ct GLEN WAVERLEY 3150 (REI)

4 3 2

Price: \$1,200,000
Method: Private Sale
Date: 18/04/2018
Rooms: -
Property Type: Townhouse (Res)

Agent Comments
Off-the-plan

1/31-33 Rob Roy St GLEN WAVERLEY 3150 (VG)

- - -

Price: \$1,188,000
Method: Sale
Date: 27/01/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

Agent Comments
Off-the-plan