



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 137 Watsons Road, GLEN WAVERLEY 3150

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range from \$1,300,000 - \$1,400,000

### Median sale price

Median **House** for **GLEN WAVERLEY** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

## \$1,275,000

### Comparable property sales

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 the most comparable to the property for sale.

**16 Cooper Avenue,** Price **\$1,292,000** Sold 19 August 2017  
Glen Waverley 3150

**9 Tamarisk Avenue,** Price **\$1,350,000** Sold 21 June 2017  
Glen Waverley 3150

**43 Ranfurly Drive,** Price **\$1,311,000** Sold 01 April 2017  
Glen Waverley 3150

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **Ryan Yan**  
Ray White

(03) 9574 9555  
0414 145 257

[ryan.yan@raywhite.com](mailto:ryan.yan@raywhite.com)



**Ray White Glen Waverley**

169 Coleman Parade,  
Glen Waverley VIC 3150