

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 SALADIN AVENUE, GLEN WAVERLEY,

5 3 4

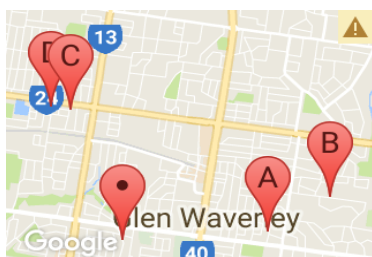
Indicative Selling Price

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

Price Range: \$1,900,000 to \$2,080,000

Provided by: Sam Zhang, Sam Zhang

MEDIAN SALE PRICE



GLEN WAVERLEY, VIC, 3150

Suburb Median Sale Price (House)

\$1,342,500

01 April 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



25 GWINGANA CRES, GLEN WAVERLEY, VIC

4 2 2

Sale Price

\$1,970,000

Sale Date: 25/03/2017

Distance from Property: 1.9km



41 SHEPHERD RD, GLEN WAVERLEY, VIC 3150

6 3 3

Sale Price

***\$1,950,000**

Sale Date: 19/08/2017

Distance from Property: 2.8km



4 INVERELL AVE, MOUNT WAVERLEY, VIC

5 3 2

Sale Price

***\$1,950,000**

Sale Date: 18/09/2017

Distance from Property: 2km



This report has been compiled on 25/09/2017 by Sam Zhang. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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203 LAWRENCE RD, MOUNT WAVERLEY, VIC

 5

 3

 2

Sale Price

***\$1,930,000**

Sale Date: 15/07/2017

Distance from Property: 2.1km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 SALADIN AVENUE, GLEN WAVERLEY, VIC 3150

Indicative selling price

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

Price Range: \$1,900,000 to \$2,080,000

Median sale price

Median price \$1,342,500

House

Unit

Suburb

GLEN WAVERLEY

Period 01 April 2017 to 30 June 2017

Source

 pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
25 GWINGANA CRES, GLEN WAVERLEY, VIC 3150	\$1,970,000	25/03/2017
41 SHEPHERD RD, GLEN WAVERLEY, VIC 3150	*\$1,950,000	19/08/2017
4 INVERELL AVE, MOUNT WAVERLEY, VIC 3149	*\$1,950,000	18/09/2017
203 LAWRENCE RD, MOUNT WAVERLEY, VIC 3149	*\$1,930,000	15/07/2017