

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	1-3/2 Florence St, Glen Waverley 3150
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Unit1 - Off the plan 4 bedroom, 3 bathroom townhouse	\$*	Or range between	\$1,700,000	&	\$1,870,000
Unit2 &3 – Off the plan 4 bedroom, 3 bathroom townhouse	\$*	Or range between	\$1,650,000	&	\$1,800,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$1,026,000	Suburb	Glen Waverley
Period - From	01/07/2017	To	30/09/2017
Source	REIV		

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

~~A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.