

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
1/13 Fernhurst Drive, Glen Waverley Vic 3150

Indicative selling price

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

Single price \$1,550,000

Median sale price

Median price \$1,341,888 House X Unit 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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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.

1/13 Fernhurst Drive, Glen Waverley Vic 3150

McGrath

Steven Qian

03 8547 0888

0401 083 435

StevenQian@mcgrath.com.au

Indicative Selling Price

\$1,550,000

Median House Price

March quarter 2018: \$1,341,888



 4  3  2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



12 Winter Way GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,530,000

Method: Private Sale

Date: 03/03/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 411 sqm approx

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.