

## 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	52 Grantley Drive, Glen Waverley Vic 3150
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#### Indicative selling price

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

Range between	\$2,400,000	&	\$2,640,000
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#### Median sale price

Median price	\$1,405,000	House	X	Unit		Suburb	Glen Waverley
Period - From	01/04/2017	to	30/06/2017	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	25 Clifford St GLEN WAVERLEY 3150	\$3,500,000	21/04/2017
2	14 Kuebler St GLEN WAVERLEY 3150	\$3,200,000	13/04/2017
3	12 Golden Gr GLEN WAVERLEY 3150	\$2,700,000	06/05/2017

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 749 sqm approx

**Agent Comments**

## Comparable Properties



**25 Clifford St GLEN WAVERLEY 3150 (REI)**

**Agent Comments**



**Price:** \$3,500,000

**Method:** Private Sale

**Date:** 21/04/2017

**Rooms:** -

**Property Type:** House



**14 Kuebler St GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**



**Price:** \$3,200,000

**Method:** Private Sale

**Date:** 13/04/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 728 sqm approx



**12 Golden Gr GLEN WAVERLEY 3150 (REI)**

**Agent Comments**



**Price:** \$2,700,000

**Method:** Auction Sale

**Date:** 06/05/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 652 sqm approx