

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

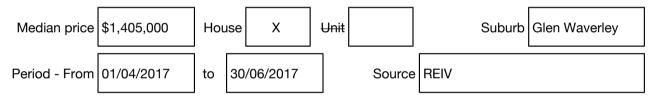
52 Grantley Drive, Glen Waverley Vic 3150

Indicative selling price

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

 Range between
 \$2,400,000
 &
 \$2,640,000

Median sale price



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.

Account - Harcourts Judd White | P: 03 9518 7000 | F: 03 9545 1066

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



52 Grantley Drive, Glen Waverley Vic 3150

Harcourts





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 749 sqm approx Agent Comments Ken Chen 9518 7000 0426 393 898 ken.chen@harcourts.com.au

Indicative Selling Price \$2,400,000 - \$2,640,000 Median House Price June quarter 2017: \$1,405,000

Comparable Properties



25 Clifford St GLEN WAVERLEY 3150 (REI)



Price: \$3,500,000 Method: Private Sale Date: 21/04/2017 Rooms: -Property Type: House Agent Comments

Agent Comments



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)



Price: \$2,700,000 Method: Auction Sale Date: 06/05/2017 Rooms: 6 Property Type: House (Res) Land Size: 652 sqm approx

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