

STATEMENT OF INFORMATION

1/13 MCKENNA ROAD, GLEN WAVERLEY, VIC 3150
PREPARED BY SENAN KHALIL, WOODARDS MT WAVERLEY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/13 MCKENNA ROAD, GLEN WAVERLEY,  -  -  -

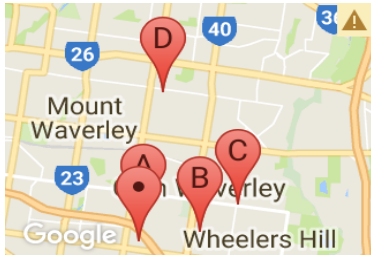
Indicative Selling Price

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

Price Range: \$880,000 to \$950,000

Provided by: Senan Khalil, Woodards Mt Waverley

MEDIAN SALE PRICE



GLEN WAVERLEY, VIC, 3150

Suburb Median Sale Price (House)

\$1,350,000

01 April 2017 to 31 March 2018

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.



1/6 FOREST CRT, GLEN WAVERLEY, VIC 3150  3  2  2

Sale Price

***\$895,000**

Sale Date: 03/06/2018

Distance from Property: 650m 



1/19 DIOSMA DR, GLEN WAVERLEY, VIC 3150  4  1  1

Sale Price

***\$930,000**

Sale Date: 24/03/2018

Distance from Property: 1.6km 



781 WAVERLEY RD, GLEN WAVERLEY, VIC  4  2  2

Sale Price

***\$918,000**

Sale Date: 16/12/2017

Distance from Property: 2.5km

This report has been compiled on 12/06/2018 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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781 WAVERLEY RD, GLEN WAVERLEY, VIC

 4  2  2

Sale Price

***\$918,000**

Sale Date: 16/12/2017

Distance from Property: 2.5km



781 WAVERLEY RD, GLEN WAVERLEY, VIC

 3  1  2

Sale Price

\$918,000

Sale Date: 16/12/2017

Distance from Property: 2.8km



1/35 FOLKESTONE RD, GLEN WAVERLEY, VIC

 4  3  2

Sale Price

\$950,000

Sale Date: 21/12/2017

Distance from Property: 4.3km



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

1/13 MCKENNA ROAD, GLEN WAVERLEY, VIC 3150

Indicative selling price

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

Price Range: \$880,000 to \$950,000

Median sale price

Median price \$1,350,000

House

Unit

Suburb

GLEN WAVERLEY

Period 01 April 2017 to 31 March 2018

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
1/6 FOREST CRT, GLEN WAVERLEY, VIC 3150	*\$895,000	03/06/2018
1/19 DIOSMA DR, GLEN WAVERLEY, VIC 3150	*\$930,000	24/03/2018
781 WAVERLEY RD, GLEN WAVERLEY, VIC 3150	*\$918,000	16/12/2017
781 WAVERLEY RD, GLEN WAVERLEY, VIC 3150	*\$918,000	16/12/2017

781 WAVERLEY RD, GLEN WAVERLEY, VIC 3150	\$918,000	16/12/2017
1/35 FOLKESTONE RD, GLEN WAVERLEY, VIC 3150	\$950,000	21/12/2017