

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

344 Gallaghers Road, Glen Waverley, VIC 3150

Indicative selling price

\$1,200,000 - \$1,300,000

Range between

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

Median sale price

Median price
\$ 1,270,000

House

*Delete house or unit as applicable

Suburb
GLEN WAVERLEY

Period
24/08/2018 - 20/02/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



40 CAITHNESS CRESCENT
GLEN WAVERLEY

5 3 2

Agents Advice - Sale *\$1,320,000
Date Sold 20/10/2018
Land 846 sqm



17 REMINGTON DRIVE
GLEN WAVERLEY

4 3 2

Normal Sale \$1,450,000
Date Sold 01/09/2018
Land 836 sqm



5 EASTBOURNE COURT
GLEN WAVERLEY

5 3 2

Normal Sale \$1,260,000
Date Sold 06/11/2018
Land 808 sqm