

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 35 Olinda Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,285,000 Property Type House Suburb Glen Waverley

Period - From 14/02/2019 to 13/02/2020 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	291 Gallaghers Rd GLEN WAVERLEY 3150	\$1,300,000	23/11/2019
2	17 Ralton Av GLEN WAVERLEY 3150	\$1,270,000	30/11/2019
3	1 Koonalda Av GLEN WAVERLEY 3150	\$1,212,000	07/12/2019

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.~~

This Statement of Information was prepared on: 14/02/2020 10:58



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
14/02/2019 - 13/02/2020: \$1,285,000

Comparable Properties



291 Gallaghers Rd GLEN WAVERLEY 3150 (REI) [Agent Comments](#)



Price: \$1,300,000
Method: Auction Sale
Date: 23/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 652 sqm approx



17 Ralton Av GLEN WAVERLEY 3150 (REI/VG) [Agent Comments](#)



Price: \$1,270,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 746 sqm approx



1 Koonalda Av GLEN WAVERLEY 3150 (REI) [Agent Comments](#)



Price: \$1,212,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House
Land Size: 714 sqm approx