



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1&2/71 Windella Crescent, GLEN WAVERLEY 3150

Unit



4 beds



2 baths



2 parking

Indicative selling price

Unit 1 Single price **\$1,175,000**

Unit 2 Single price **\$1,225,000**

Suburb unit median sale price

Median **Unit** for **GLEN WAVERLEY** for period **Apr 2017 - Mar 2018**
Sourced from **Pricefinder**.

\$1,360,000

Comparable property sales

These are the three units 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 the most comparable to the property for sale.

Unit 1

1/58 Myrtle Street,
GLEN WAVERLEY 3150

Price **\$1,108,000** Sold 12
April 2018

2/1 Kalonga Court,
GLEN WAVERLEY 3150

Price **\$1,200,000** Sold 18
April 2018

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

Unit 2

1/678 Waverley Road,
GLEN WAVERLEY 3150

Price **\$1,085,000** Sold 05
May 2018

1/58 Myrtle Street,
GLEN WAVERLEY 3150

Price **\$1,108,000** Sold 12
April 2018

The estate agent or agent's representative reasonably believes that fewer

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Contact agents



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than three comparable properties were sold within two kilometres of the property for sale in the last six months

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

