

# 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 27 The Quadrangle, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$940,000

### Median sale price

Median price \$1,233,000 Property Type Townhouse Suburb Glen Waverley

Period - From 02/03/2021 to 01/03/2022 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		
2		
3		

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.

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27 The Quadrangle, Glen Waverley Vic 3150

Fang Lu  
8841 2000  
0402 451 438  
fang.lu@raywhite.com



 4  2  1

**Property Type:** Townhouse  
**Land Size:** 246 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$940,000  
**Median Townhouse Price**  
02/03/2021 - 01/03/2022: \$1,233,000

## Comparable Properties

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 - Ray White Manningham** | P: 8841 2000 | F: 03 8841 2099



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