

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

1/12 Fraser Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$915,000 Property Type Unit Suburb Glen Waverley

Period - From 29/06/2022 to 28/06/2023 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	1/32 Torroodun St MOUNT WAVERLEY 3149	\$850,000	03/06/2023
2	3/11-13 Saladin Av GLEN WAVERLEY 3150	\$750,000	18/03/2023
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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: 29/06/2023 13:32

1/12 Fraser Street, Glen Waverley Vic 3150

**Jellis
Craig**

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

29/06/2022 - 28/06/2023: \$915,000



Property Type: Unit

Land Size: 340 sqm approx

Agent Comments

Comparable Properties



1/32 Torroodun St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 391 sqm approx

3/11-13 Saladin Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Unit

Land Size: 214 sqm approx

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 - Jellis Craig | P: 03 88498088 | F: 03 98308180



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