

# 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

1/57 Campbell Street, 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 \$1,600,000 & \$1,750,000

### Median sale price

Median price \$1,430,000 Property Type Townhouse Suburb Glen Waverley

Period - From 05/06/2023 to 04/06/2024 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	45 Driftwood Dr GLEN WAVERLEY 3150	\$1,700,000	07/02/2024
2	2/1a Florence St GLEN WAVERLEY 3150	\$1,680,000	06/03/2024
3	33b Clifford St GLEN WAVERLEY 3150	\$1,600,000	15/05/2024

**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:

05/06/2024 14:10

1/57 Campbell Street, Glen Waverley Vic 3150

**Jellis  
Craig**

Calvin Huang

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**Indicative Selling Price**

\$1,600,000 - \$1,750,000

**Median Townhouse Price**

05/06/2023 - 04/06/2024: \$1,430,000



4   3   2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties

**45 Driftwood Dr GLEN WAVERLEY 3150 (VG)**   Agent Comments

5   -   -

**Price:** \$1,700,000

**Method:** Sale

**Date:** 07/02/2024

**Property Type:** House (Res)

**Land Size:** 317 sqm approx



**2/1a Florence St GLEN WAVERLEY 3150 (REI)**   Agent Comments

5   3   2

**Price:** \$1,680,000

**Method:** Private Sale

**Date:** 06/03/2024

**Property Type:** Townhouse (Single)



**33b Clifford St GLEN WAVERLEY 3150 (REI)**   Agent Comments

4   2   2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 15/05/2024

**Property Type:** Townhouse (Single)

**Land Size:** 364 sqm approx

Account - Jellis Craig | P: 03 88498088



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