

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

1/594-596 Highbury Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,358,000 Property Type Townhouse Suburb Glen Waverley

Period - From 16/11/2022 to 15/11/2023 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	2/18 Maple St MOUNT WAVERLEY 3149	\$1,400,000	14/10/2023
2	2/58 Larch Cr MOUNT WAVERLEY 3149	\$1,390,600	12/11/2023
3	3/63 Cypress Av GLEN WAVERLEY 3150	\$1,365,000	05/08/2023

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:

16/11/2023 14:09

1/594-596 Highbury Road, Glen Waverley Vic 3150

**Jellis
Craig**

Costa Calaitzis

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

16/11/2022 - 15/11/2023: \$1,358,000



 4  3  2

Property Type: Unit

Agent Comments

Comparable Properties



2/18 Maple St MOUNT WAVERLEY 3149 (REI) Agent Comments

 4  3  2

Price: \$1,400,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Townhouse (Res)

Land Size: 309 sqm approx



2/58 Larch Cr MOUNT WAVERLEY 3149 (REI) Agent Comments

 4  3  2

Price: \$1,390,600

Method: Private Sale

Date: 12/11/2023

Property Type: Townhouse (Single)



3/63 Cypress Av GLEN WAVERLEY 3150 (REI/VG) Agent Comments

 4  3  2

Price: \$1,365,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)

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



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