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

10 Melaleuca Drive, Glen Waverley Vic 3150

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,400,000		&		\$1,540,000			
Median sale pi	rice							
Median price	\$1,783,000	Pro	operty Type	Hou	se		Suburb	Glen Waverley
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	21 Swift Dr GLEN WAVERLEY 3150	\$1,537,000	14/10/2023
2	4 Magnolia Ct GLEN WAVERLEY 3150	\$1,525,000	09/12/2023
3	75 Winmalee Dr GLEN WAVERLEY 3150	\$1,440,500	04/02/2024

OR

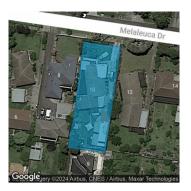
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

12/02/2024 12:05









Property Type: House (Res) **Land Size:** 818 sqm approx Agent Comments Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,540,000 Median House Price Year ending December 2023: \$1,783,000

Comparable Properties



21 Swift Dr GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,537,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Land Size: 654 sqm approx



4 Magnolia Ct GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,525,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 661 sqm approx



75 Winmalee Dr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,440,500 Method: Auction Sale Date: 04/02/2024 Property Type: House (Res) Land Size: 668 sqm approx

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





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