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



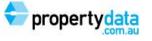
75 Winmalee Dr GLEN WAVERLEY 3150 (REI) Agent Comments



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.