

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 Rythdale Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,350,000

 &

\$1,480,000

Median sale price

Median price

\$1,629,000

 Property Type

House

 Suburb

Glen Waverley

Period - From

01/07/2022

 to

30/06/2023

 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	42 Knights Dr GLEN WAVERLEY 3150	\$1,500,000	19/08/2023
2	10 Viggers Pde GLEN WAVERLEY 3150	\$1,435,000	26/04/2023
3	27 Guinevere Pde GLEN WAVERLEY 3150	\$1,412,000	29/04/2023

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:

07/09/2023 16:23



Property Type: House

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



42 Knights Dr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 649 sqm approx



10 Viggers Pde GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,435,000

Method: Auction Sale

Date: 26/04/2023

Property Type: House

Land Size: 742 sqm approx



27 Guinevere Pde GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,412,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 649 sqm approx