

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

105 View Mount Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,783,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2023 to 31/12/2023 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	23 Leatherwood Cr WHEELERS HILL 3150	\$1,320,000	30/01/2024
2	8 Whites La GLEN WAVERLEY 3150	\$1,310,000	16/12/2023
3	34 Strada Cr WHEELERS HILL 3150	\$1,287,000	03/02/2024

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:

22/02/2024 10:22

105 View Mount Road, Glen Waverley Vic 3150

**Jellis
Craig**

Di Goldsmith

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2023: \$1,783,000



 3  2  2

Property Type: House

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



23 Leatherwood Cr WHEELERS HILL 3150 (REI)

Agent Comments

 3  2  2

Price: \$1,320,000

Method: Auction Sale

Date: 30/01/2024

Property Type: House (Res)



8 Whites La GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,310,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 651 sqm approx



34 Strada Cr WHEELERS HILL 3150 (REI)

Agent Comments

 3  2  2

Price: \$1,287,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 654 sqm approx

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



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