

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

12 Hampshire Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,760,000 Property Type House Suburb Glen Waverley

Period - From 12/06/2023 to 11/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

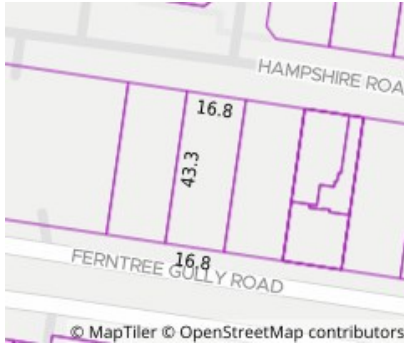
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 Bingley Av NOTTING HILL 3168	\$1,092,000	09/03/2024
2	1 Newnham Ct GLEN WAVERLEY 3150	\$1,080,000	28/03/2024
3	13 Finch St NOTTING HILL 3168	\$1,050,000	14/02/2024

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: 12/06/2024 10:29



 3  1  2

Property Type: House (Previously Occupied - Detached)

Land Size: 725 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

12/06/2023 - 11/06/2024: \$1,760,000

Comparable Properties



1 Bingley Av NOTTING HILL 3168 (REI)

[Agent Comments](#)

 3  1  4

Price: \$1,092,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House

Land Size: 729 sqm approx



1 Newnham Ct GLEN WAVERLEY 3150 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,080,000

Method: Private Sale

Date: 28/03/2024

Property Type: House

Land Size: 770 sqm approx



13 Finch St NOTTING HILL 3168 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$1,050,000

Method: Private Sale

Date: 14/02/2024

Property Type: House

Land Size: 725 sqm approx

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036