

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

14 Galahad Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,350,000

 &

\$1,450,000

Median sale price

Median price

\$1,603,000

 Property Type

House

 Suburb

Glen Waverley

Period - From

01/04/2022

 to

31/03/2023

 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	17 Galahad Cr GLEN WAVERLEY 3150	\$1,571,000	12/05/2023
2	27 Guinevere Pde GLEN WAVERLEY 3150	\$1,412,000	29/04/2023
3	62 Westlands Rd GLEN WAVERLEY 3150	\$1,402,000	22/04/2023

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:

01/06/2023 13:21



 4  2  1

Property Type: House

Land Size: 661 sqm approx

Agent Comments

Comparable Properties



17 Galahad Cr GLEN WAVERLEY 3150 (REI)

Agent Comments

 -  -  -

Price: \$1,571,000

Method: Private Sale

Date: 12/05/2023

Property Type: House (Res)



27 Guinevere Pde GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  4

Price: \$1,412,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 649 sqm approx



62 Westlands Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,402,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 651 sqm approx