

# 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 Little Street, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,480,000 & \$1,620,000

### Median sale price

Median price \$1,765,500 Property Type House Suburb Glen Waverley

Period - From 01/10/2023 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	28 Silverwood Way GLEN WAVERLEY 3150	\$1,455,000	14/10/2023
2	1/15 Rolls Ct GLEN WAVERLEY 3150	\$1,410,000	14/10/2023
3	1/18 Harvie St GLEN WAVERLEY 3150	\$1,390,000	11/11/2023

**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:

06/02/2024 10:56



3   2   1

**Property Type:** Unit  
**Land Size:** 354 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,480,000 - \$1,620,000  
**Median House Price**  
 December quarter 2023: \$1,765,500

The comparable properties' prices are lower but 14 little St, Glen Waverley has better location.

## Comparable Properties



**28 Silverwood Way GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 404 sqm approx

**1/15 Rolls Ct GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Unit



**1/18 Harvie St GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Unit  
**Land Size:** 378 sqm approx

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