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	

Indicative selling price

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

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

Median sale price

Median price	\$1,765,500	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

Price: \$1,455,000

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Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)

Land Size: 404 sqm approx

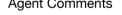
Agent Comments

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

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





1/18 Harvie St GLEN WAVERLEY 3150

(REI/VG) **--**3



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

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