## 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 Tulloch Grove, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$790,000		&		\$869,000			
Median sale price								
Median price	\$1,300,000	Property Type		Townhouse			Suburb	Glen Waverley
Period - From	03/06/2024	to	02/06/2025		Sc	ource	Property	/ Data

### 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.

Ade	dress of comparable property	Price	Date of sale
1	2/1 Bristol Ct GLEN WAVERLEY 3150	\$888,000	23/05/2025
2	6 Parkland PI NOTTING HILL 3168	\$796,000	17/05/2025
3	5/3 Keylana Blvd MOUNT WAVERLEY 3149	\$835,000	10/05/2025

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:

03/06/2025 16:53









Rooms: 6 Property Type: House Land Size: 228.307 sqm approx Agent Comments Indicative Selling Price \$790,000 - \$869,000 Median Townhouse Price 03/06/2024 - 02/06/2025: \$1,300,000

# **Comparable Properties**

2/1 Bristol Ct GLEN WAVERLEY 3150 (REI) 3 2 2 2 Price: \$888,000 Method: Sold Before Auction Date: 23/05/2025 Property Type: House (Res) Land Size: 322 sqm approx	Agent Comments
6 Parkland PI NOTTING HILL 3168 (REI) 3 2 2 2 Price: \$796,000 Method: Auction Sale Date: 17/05/2025 Property Type: House (Res)	Agent Comments
5/3 Keylana Blvd MOUNT WAVERLEY 3149 (REI) 3 2 3 3 Price: \$835,000 Method: Auction Sale Date: 10/05/2025 Property Type: Townhouse (Res)	Agent Comments

#### Account - Fletchers | P: 03 9571 7777



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