

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

15 Edith Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,783,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2023

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	1/7 Kennedy St GLEN WAVERLEY 3150	\$1,320,000	11/11/2023
2	1/8 Hammence St GLEN WAVERLEY 3150	\$1,300,000	02/12/2023
3	55 Doynton Pde MOUNT WAVERLEY 3149	\$1,300,000	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:

02/04/2024 10:24



Property Type: House

Agent Comments

Comparable Properties



1/7 Kennedy St GLEN WAVERLEY 3150
(REI/VG)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 397 sqm approx

1/8 Hammence St GLEN WAVERLEY 3150
(REI/VG)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit

Land Size: 474 sqm approx



55 Doynton Pde MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 455 sqm approx