

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 Hawthorn Way, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,346,500 Property Type Townhouse Suburb Glen Waverley

Period - From 06/11/2022 to 05/11/2023 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	2/24 Tulloch Gr GLEN WAVERLEY 3150	\$863,000	14/08/2023
2	17/40 Highclere Av MOUNT WAVERLEY 3149	\$850,000	07/10/2023
3	5/3 Keylana Blvd MOUNT WAVERLEY 3149	\$765,000	05/07/2023

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: 06/11/2023 11:32

15 Hawthorn Way, Glen Waverley Vic 3150

**Jellis
Craig**

Eric Shan
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 3  2  2

Property Type: Townhouse
Land Size: 149 sqm approx

Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Townhouse Price
06/11/2022 - 05/11/2023: \$1,346,500

Comparable Properties



2/24 Tulloch Gr GLEN WAVERLEY 3150
(REI/VG)

Agent Comments

 3  2  2

Price: \$863,000
Method: Private Sale
Date: 14/08/2023
Property Type: Townhouse (Res)



17/40 Highclere Av MOUNT WAVERLEY 3149
(REI)

Agent Comments

 3  2  2

Price: \$850,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Townhouse (Res)



5/3 Keylana Blvd MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

 3  2  2

Price: \$765,000
Method: Private Sale
Date: 05/07/2023
Property Type: Townhouse (Single)
Land Size: 149 sqm approx

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



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