

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

16 Norfolk Street, Glen Waverley Vic 3150

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

\$1,783,000

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	7 Booran Av GLEN WAVERLEY 3150	\$1,510,000	08/12/2023
2			
3			

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:

08/04/2024 14:36

16 Norfolk Street, Glen Waverley Vic 3150

**Jellis
Craig**

Jared Wei

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Indicative Selling Price

\$1,480,000 - \$1,620,000

Median House Price

Year ending December 2023: \$1,783,000



 6  4  2

Rooms: 10

Property Type: House (Res)

Land Size: 735 sqm approx

Agent Comments

Comparable Properties



7 Booran Av GLEN WAVERLEY 3150 (REI/VG) Agent Comments

 6  3  2

Price: \$1,510,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: House (Res)

Land Size: 669 sqm approx

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.

Account - Jellis Craig | P: 03 88498088



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