

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

1a Ashton Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,580,000 & \$1,680,000

Median sale price

Median price \$1,760,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2024 to 31/03/2024 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	3/6 Cedar Ct GLEN WAVERLEY 3150	\$1,780,000	08/12/2023
2	16 Walter St GLEN WAVERLEY 3150	\$1,780,000	10/12/2023
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: 03/05/2024 17:21



Property Type: House

Agent Comments

Comparable Properties



3/6 Cedar Ct GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$1,780,000

Method: Sale

Date: 08/12/2023

Property Type: Strata Unit/Flat



16 Walter St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,780,000

Method: Private Sale

Date: 10/12/2023

Property Type: House

Land Size: 362 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.