

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

2/12 Kalonga Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,384,500 Property Type Townhouse Suburb Glen Waverley

Period - From 06/05/2023 to 05/05/2024 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	1/33 Tobias Av GLEN WAVERLEY 3150	\$1,563,800	02/02/2024
2	46 Dion Rd GLEN WAVERLEY 3150	\$1,515,000	20/02/2024
3	2/28 Mannering Dr GLEN WAVERLEY 3150	\$1,485,000	03/02/2024

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:

06/05/2024 14:11



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

1/33 Tobias Av GLEN WAVERLEY 3150 (VG)

Agent Comments

4 - -

Price: \$1,563,800

Method: Sale

Date: 02/02/2024

Property Type: Flat/Unit/Apartment (Res)



46 Dion Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

4 3 2

Price: \$1,515,000

Method: Private Sale

Date: 20/02/2024

Property Type: Townhouse (Res)



2/28 Mannering Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 3 2

Price: \$1,485,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Townhouse (Res)

Land Size: 314 sqm approx