

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 2/21-23 Angus Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,407,550 Property Type Townhouse Suburb Glen Waverley

Period - From 27/05/2023 to 26/05/2024 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 Arianne Rd GLEN WAVERLEY 3150	\$1,500,000	08/05/2024
2	1/10 Venice Ct GLEN WAVERLEY 3150	\$1,451,000	18/05/2024
3	2/14 Danien St GLEN WAVERLEY 3150	\$1,389,000	16/03/2024

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: 27/05/2024 11:16

2/21-23 Angus Drive, Glen Waverley Vic 3150

**Jellis
Craig**

Jimmy Zhang

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

27/05/2023 - 26/05/2024: \$1,407,550



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1 Arianne Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

4 3 2

Price: \$1,500,000

Method: Private Sale

Date: 08/05/2024

Property Type: House



1/10 Venice Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,451,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Townhouse (Single)

Land Size: 321 sqm approx



2/14 Danien St GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,389,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088



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