## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/21 Clifford Street, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,150,000		&		\$1,265,000				
Median sale p	rice								
Median price	\$928,500	Pro	operty Type	Unit			Suburb	Glen Waverley	
Period - From	21/05/2023	to	20/05/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	23a Dunscombe Av GLEN WAVERLEY 3150	\$1,220,500	24/02/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

21/05/2024 09:52

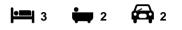


2/21 Clifford Street, Glen Waverley Vic 3150



Jared Wei





Rooms: 6 Property Type: Unit Land Size: 368 sqm approx Agent Comments 03 8849 8088 0413 260 872 jaredwei@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,265,000 Median Unit Price 21/05/2023 - 20/05/2024: \$928,500

# **Comparable Properties**



23a Dunscombe Av GLEN WAVERLEY 3150 A (REI) → 3 → 2 → 2

Price: \$1,220,500 Method: Auction Sale Date: 24/02/2024 Property Type: Unit Agent Comments

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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