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 2/22 Garrisson Drive, Glen Waverley Vic 3150

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$780,000		&		\$810,000			
Median sale p	rice							
Median price	\$910,000	Pro	operty Type	Unit			Suburb	Glen Waverley
Period - From	19/04/2023	to	18/04/2024		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	5/13 Jordan Gr GLEN WAVERLEY 3150	\$755,000	18/12/2023
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:

19/04/2024 16:03





Sean Lin

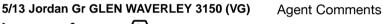




Property Type: Unit/Flat Agent Comments 8849 8088 0452 050 331 seanlin@jelliscraig.com.au Indicative Selling Price

\$780,000 - \$810,000 Median Unit Price 19/04/2023 - 18/04/2024: \$910,000

Comparable Properties





Price: \$755,000 Method: Sale Date: 18/12/2023 Property Type: Flat/Unit/Apartment (Res)

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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