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 Kerferd Road, Glen Waverley Vic 3150

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,783,000	Pro	operty Type	Hous	se		Suburb	Glen Waverley
Period - From	01/01/2023	to	31/12/2023		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 six months 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	713 Ferntree Gully Rd GLEN WAVERLEY 3150	\$1,500,000	22/02/2024
2	75 Winmalee Dr GLEN WAVERLEY 3150	\$1,440,500	04/02/2024
3	29 Koonalda Av GLEN WAVERLEY 3150	\$1,425,000	19/02/2024

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:

12/03/2024 10:30





Tori Liu 8849 8088





Property Type: House (Res) **Land Size:** 807 sqm approx Agent Comments 0430 479 889 toriliu@jelliscraig.com.au Indicative Selling Price

\$1,450,000 - \$1,550,000 **Median House Price** Year ending December 2023: \$1,783,000

Comparable Properties





713 Ferntree Gully Rd GLEN WAVERLEY 3150 Agent Comments (REI)



Price: \$1,500,000 Method: Private Sale Date: 22/02/2024 Property Type: House Land Size: 650 sqm approx

75 Winmalee Dr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,440,500 Method: Auction Sale Date: 04/02/2024 Property Type: House (Res) Land Size: 668 sqm approx



29 Koonalda Av GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,425,000 Method: Sold Before Auction Date: 19/02/2024 Property Type: House (Res)

Account - Jellis Craig | P: 03 88498088



propertydata

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