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	2 Kurrajong Avenue, Glen Waverley Vic 3150
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,760,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/01/2024	to	31/03/2024		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	4 Heath St GLEN WAVERLEY 3150	\$1,348,000	31/03/2024

2	105 View Mount Rd GLEN WAVERLEY 3150	\$1,308,000	27/03/2024
3	43 Hampshire Rd GLEN WAVERLEY 3150	\$1,300,000	06/05/2024

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:	25/06/2024 15:19
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Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price March quarter 2024: \$1,760,000



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Property Type: House (Res) Land Size: 752 sqm approx

Agent Comments

Comparable Properties



4 Heath St GLEN WAVERLEY 3150 (REI/VG)

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Price: \$1,348,000 Method: Private Sale Date: 31/03/2024 Property Type: House Land Size: 674 sqm approx **Agent Comments**



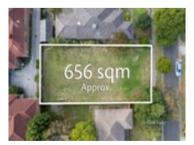
105 View Mount Rd GLEN WAVERLEY 3150

(REI/VG)

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Price: \$1,308,000 Method: Private Sale Date: 27/03/2024 Property Type: House Land Size: 655 sqm approx **Agent Comments**



43 Hampshire Rd GLEN WAVERLEY 3150 (VG) Agent Comments

Price: \$1,300,000 Method: Sale Date: 06/05/2024

Property Type: House (Res) Land Size: 651 sqm approx

Account - Jellis Craig | P: 03 88498088



