

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 Kurrajong Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,760,000 Property 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



Property Type: House (Res)

Land Size: 752 sqm approx

Agent Comments

Comparable Properties



4 Heath St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,348,000

Method: Private Sale

Date: 31/03/2024

Property Type: House

Land Size: 674 sqm approx



105 View Mount Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,308,000

Method: Private Sale

Date: 27/03/2024

Property Type: House

Land Size: 655 sqm approx



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