## 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 Tudor Court, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$1,950,000		&		\$2,100,0	00		
Median sale p	rice							
Median price	\$1,629,000	Pro	operty Type	Hous	se		Suburb	Glen Waverley
Period - From	01/07/2022	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	7 Taroona Av MOUNT WAVERLEY 3149	\$2,197,000	04/03/2023
2	4 May Ct GLEN WAVERLEY 3150	\$2,005,000	29/04/2023
3	7 Selby St MOUNT WAVERLEY 3149	\$1,931,000	01/04/2023

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:

19/07/2023 23:27







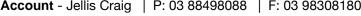


Property Type: House Land Size: 725 sqm approx Agent Comments Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au

Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price Year ending June 2023: \$1,629,000

# **Comparable Properties**

THE	7 Taroona Av MOUNT WAVERLEY 3149 (REI/VG)	Agent Comments
	jen 5 in 3 in 2	
	Price: \$2,197,000	
THE REAL PROPERTY OF	Method: Auction Sale	
The and the same	Date: 04/03/2023	
	Property Type: House (Res) Land Size: 742 sqm approx	
	4 May Ct GLEN WAVERLEY 3150 (REI/VG)	Agent Comments
	Price: \$2,005,000	
	Method: Auction Sale	
	Date: 29/04/2023	
1	Property Type: House (Res)	
	Land Size: 612 sqm approx	
	7 Selby St MOUNT WAVERLEY 3149 (REI/VG)	Agent Comments
	<b>1</b> 5 <b>1</b> 2 <b>1</b> 2	<u>.</u>
	Price: \$1,931,000	-
	Method: Auction Sale	
and the second	Date: 01/04/2023	
x t /	Property Type: House (Res)	
And and a second se	Land Size: 725 sqm approx	







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