

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 Tudor Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,629,000 Property Type House Suburb Glen Waverley

Period - From 01/07/2022 to 30/06/2023 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	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

2 Tudor Court, Glen Waverley Vic 3150

**Jellis
Craig**

Costa Calaitzis

8849 8088

0400 110 489

costacalaitzis@jellisrcraig.com.au



 6  5  2

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending June 2023: \$1,629,000

Comparable Properties



**7 Taroona Av MOUNT WAVERLEY 3149
(REI/VG)**

Agent Comments

 5  3  2

Price: \$2,197,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 742 sqm approx



4 May Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,005,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 612 sqm approx



7 Selby St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,931,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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