

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 20 Kincumber Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$1,783,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2023 to 31/12/2023 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	6 The Boulevard GLEN WAVERLEY 3150	\$3,950,000	01/12/2023
2	17 Glen Rd GLEN WAVERLEY 3150	\$3,900,000	24/03/2024
3	16 Rowitta Dr GLEN WAVERLEY 3150	\$3,516,800	20/02/2024

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: 28/03/2024 09:48



Property Type: House (Res)

Land Size: 689 sqm approx

Agent Comments

Comparable Properties



6 The Boulevard GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$3,950,000

Method: Sold Before Auction

Date: 01/12/2023

Property Type: House

Land Size: 725 sqm approx



17 Glen Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$3,900,000

Method: Sold After Auction

Date: 24/03/2024

Property Type: House (Res)

Land Size: 741 sqm approx



16 Rowitta Dr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$3,516,800

Method: Private Sale

Date: 20/02/2024

Property Type: House

Land Size: 652 sqm approx