

# 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

21a Utah Road, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,155,000

### Median sale price

Median price \$1,430,000

Property Type Townhouse

Suburb Glen Waverley

Period - From 13/06/2023

to 12/06/2024

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	3/70-72 Larch Cr MOUNT WAVERLEY 3149	\$1,208,000	29/03/2024
2	4/697 High Street Rd GLEN WAVERLEY 3150	\$1,118,000	20/02/2024
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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:

13/06/2024 09:32



**Property Type:** Townhouse

**Land Size:** 306 sqm approx

Agent Comments

## Comparable Properties



**3/70-72 Larch Cr MOUNT WAVERLEY 3149**  
(REI)

Agent Comments



**Price:** \$1,208,000

**Method:** Sold Before Auction

**Date:** 29/03/2024

**Property Type:** Townhouse (Res)

**Land Size:** 232 sqm approx



**4/697 High Street Rd GLEN WAVERLEY 3150**  
(REI/VG)

Agent Comments



**Price:** \$1,118,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** Townhouse (Single)

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.