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

28 Falconer Street, Glen Waverley Vic 3150

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,765,500	Pro	operty Type	Hou	se		Suburb	Glen Waverley
Period - From	01/10/2023	to	31/12/2023		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	45 Margate Cr GLEN WAVERLEY 3150	\$1,445,000	14/10/2023
2	8 Durward Av GLEN WAVERLEY 3150	\$1,435,000	23/09/2023
3	1 Cambridge Dr GLEN WAVERLEY 3150	\$1,425,000	01/12/2023

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:

01/02/2024 14:19



28 Falconer Street, Glen Waverley Vic 3150







Property Type: House (Res) Land Size: 1132 sqm approx Agent Comments Ras van der Merwe 8849 8088 0457 316 306 rasvandermerwe@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2023: \$1,765,500

Comparable Properties



45 Margate Cr GLEN WAVERLEY 3150 (REI)



Price: \$1,445,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Land Size: 651 sqm approx



8 Durward Av GLEN WAVERLEY 3150 (REI/VG) Agent Comments

Agent Comments



Price: \$1,435,000 Method: Auction Sale Date: 23/09/2023 Property Type: House (Res) Land Size: 729 sqm approx



1 Cambridge Dr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,425,000 Method: Private Sale Date: 01/12/2023 Property Type: House Land Size: 725 sqm approx

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





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