

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 2a Glenwood Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,085,000 Property Type Unit Suburb Glen Waverley

Period - From 01/10/2022 to 30/09/2023 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	14 Norfolk St GLEN WAVERLEY 3150	\$1,106,000	26/08/2023
2	1/26 Roberts St GLEN WAVERLEY 3150	\$1,055,000	29/07/2023
3	56 Watsons Rd GLEN WAVERLEY 3150	\$902,000	05/08/2023

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: 30/10/2023 13:37

2a Glenwood Avenue, Glen Waverley Vic 3150

**Jellis
Craig**

Paul Polychroniadis
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Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

Year ending September 2023: \$1,085,000



 3  1  1

Rooms: 5

Property Type: Unit

Land Size: 310 sqm approx

Agent Comments

Independent single level unit with own frontage and title

Comparable Properties



14 Norfolk St GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  2  1

Price: \$1,106,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 452 sqm approx



1/26 Roberts St GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  1  2

Price: \$1,055,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Unit

Land Size: 350 sqm approx

**56 Watsons Rd GLEN WAVERLEY 3150
(REI/VG)**

Agent Comments

 3  1  2

Price: \$902,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Unit

Land Size: 378 sqm approx

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



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