## 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

31 Delmore Crescent, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,585,000		&		\$1,720,000				
Median sale price									
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	6 Lyons St MOUNT WAVERLEY 3149	\$1,680,000	09/12/2023
2	2 Milliara St MOUNT WAVERLEY 3149	\$1,660,000	07/10/2023
3	7 Francis St MOUNT WAVERLEY 3149	\$1,550,000	26/10/2023

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:

06/02/2024 12:46





Lilv Chen





**Property Type:** House (Res) **Land Size:** 745 sqm approx Agent Comments 8849 8088 0403 707 888 lilychen@jelliscraig.com.au

Indicative Selling Price \$1,585,000 - \$1,720,000 Median House Price December quarter 2023: \$1,765,500

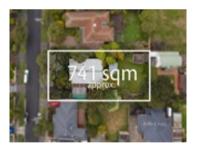
# **Comparable Properties**



6 Lyons St MOUNT WAVERLEY 3149 (REI)



Price: \$1,680,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 725 sqm approx



2 Milliara St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

Agent Comments

Agent Comments



Price: \$1,660,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 741 sqm approx



7 Francis St MOUNT WAVERLEY 3149 (REI/VG)



Price: \$1,550,000 Method: Sold Before Auction Date: 26/10/2023 Property Type: House (Res) Land Size: 754 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.