

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,585,000 & \$1,720,000

### Median sale price

Median price \$1,765,500 Property Type House Suburb Glen Waverley

Period - From 01/10/2023 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 Lyons St MOUNT WAVERLEY 3149	\$1,680,000	09/12/2023
2	2 Milliarda 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



3   2   2

**Property Type:** House (Res)

**Land Size:** 745 sqm approx

Agent Comments

**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)**

Agent Comments

3   1   1

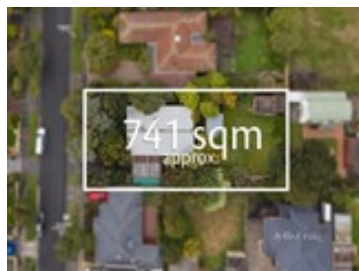
**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



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

3   1   1

**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)**

Agent Comments

3   1   -

**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 26/10/2023

**Property Type:** House (Res)

**Land Size:** 754 sqm approx