## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 37 Viewpoint Avenue, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,800,000		&		\$1,980,000			
Median sale p	rice							
Median price	\$1,783,000	Pro	operty Type	Hou	ISE		Suburb	Glen Waverley
Period - From	01/01/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	44 Golden Gr GLEN WAVERLEY 3150	\$1,900,000	19/12/2023
2	42 Chapman Blvd GLEN WAVERLEY 3150	\$1,840,000	29/11/2023
3	21 Madigan Dr GLEN WAVERLEY 3150	\$1,811,000	23/03/2024

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:

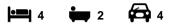
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Calvin Huang 8849 8088





**Property Type:** House Land Size: 725 sqm approx Agent Comments 0433 625 756 calvinhuang@jelliscraig.com.au Indicative Selling Price \$1,800,000 - \$1,980,000

Median House Price Year ending December 2023: \$1,783,000

# **Comparable Properties**



44 Golden Gr GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,900,000 Method: Private Sale Date: 19/12/2023 Property Type: House Land Size: 652 sqm approx



42 Chapman Blvd GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,840,000 Method: Sold Before Auction Date: 29/11/2023 Property Type: House (Res) Land Size: 707 sqm approx



21 Madigan Dr GLEN WAVERLEY 3150 (REI)



Agent Comments

Price: \$1,811,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 673 sqm approx

#### Account - Jellis Craig | P: 03 88498088



propertydata

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