

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 37 Viewpoint Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,783,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2023 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	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: 02/04/2024 10:21



Property Type: House
Land Size: 725 sqm approx
Agent Comments

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