

# 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 4/614-616 High Street Road, 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 \$1,280,000 & \$1,380,000

### Median sale price

Median price \$1,407,550 Property Type Townhouse Suburb Glen Waverley

Period - From 22/05/2023 to 21/05/2024 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	2/77 Larch Cr MOUNT WAVERLEY 3149	\$1,375,000	24/02/2024
2	1/8 Lee Av MOUNT WAVERLEY 3149	\$1,356,000	16/03/2024
3	2/36 Angus Dr GLEN WAVERLEY 3150	\$1,353,000	16/03/2024

**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: 22/05/2024 21:07



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**Indicative Selling Price**  
\$1,280,000 - \$1,380,000  
**Median Townhouse Price**  
22/05/2023 - 21/05/2024: \$1,407,550

**Property Type:** Townhouse (Res)  
**Agent Comments**

## Comparable Properties



**2/77 Larch Cr MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,375,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Townhouse (Res)



**1/8 Lee Av MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,356,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Unit  
**Land Size:** 354 sqm approx



**2/36 Angus Dr GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,353,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Unit  
**Land Size:** 392 sqm approx

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**