

# 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 Galahad 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)

Single price \$1,400,000

### Median sale price

Median price \$1,795,000

Property Type House

Suburb Glen Waverley

Period - From 01/04/2023

to 31/03/2024

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	1 Plymouth St GLEN WAVERLEY 3150	\$1,420,000	09/03/2024
2	18 Almray Pl GLEN WAVERLEY 3150	\$1,390,000	03/01/2024
3	53 Mullens Rd VERMONT SOUTH 3133	\$1,361,000	18/05/2024

**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:

28/05/2024 10:01



**Property Type:** House

**Land Size:** 654 sqm approx

Agent Comments

## Comparable Properties



**1 Plymouth St GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** House (Res)

**Land Size:** 658 sqm approx



**18 Almray PI GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$1,390,000

**Method:** Private Sale

**Date:** 03/01/2024

**Property Type:** House

**Land Size:** 638 sqm approx



**53 Mullens Rd VERMONT SOUTH 3133 (REI)**

Agent Comments



**Price:** \$1,361,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 647 sqm approx