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 Glen Court, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,700,000		&		\$2,850,000				
Median sale p	rice								
Median price	\$1,629,000	Pro	operty Type	Hou	se		Suburb	Glen Waverley	
Period - From	01/07/2022	to	30/06/2023		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	2 Cowrie St GLEN WAVERLEY 3150	\$2,730,000	24/03/2023
2	1 Yanina Ct GLEN WAVERLEY 3150	\$2,620,000	06/05/2023
3	6 Inglis Ct GLEN WAVERLEY 3150	\$2,615,000	17/06/2023

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:

17/08/2023 11:27





Tori Liu





Property Type: House **Land Size:** 825 sqm approx Agent Comments 8849 8088 0430 479 889 toriliu@jelliscraig.com.au

Indicative Selling Price \$2,700,000 - \$2,850,000 Median House Price Year ending June 2023: \$1,629,000

Comparable Properties



2 Cowrie St GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$2,730,000 Method: Sold After Auction Date: 24/03/2023 Property Type: House (Res) Land Size: 660 sqm approx



1 Yanina Ct GLEN WAVERLEY 3150 (REI/VG)

1 5 **1** 2 **2** 5

Price: \$2,620,000 Method: Sold Before Auction Date: 06/05/2023 Property Type: House Land Size: 945 sqm approx

6 Inglis Ct GLEN WAVERLEY 3150 (REI)



Agent Comments

Agent Comments

Price: \$2,615,000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res) Land Size: 716 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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