

# 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 Pindari Street, 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 \$4,000,000 & \$4,400,000

### 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	6 The Boulevard GLEN WAVERLEY 3150	\$3,950,000	01/12/2023
2	17 Glen Rd GLEN WAVERLEY 3150	\$3,900,000	24/03/2024
3			

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: 08/04/2024 13:29

4 Pindari Street, Glen Waverley Vic 3150

**Jellis  
Craig**

Jared Wei

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**Indicative Selling Price**

\$4,000,000 - \$4,400,000

**Median House Price**

Year ending December 2023: \$1,783,000



 4  2  2

**Property Type:** House (Res)

**Land Size:** 766 sqm approx

Agent Comments

## Comparable Properties



**6 The Boulevard GLEN WAVERLEY 3150  
(REI/VG)**

Agent Comments

 5  5  2

**Price:** \$3,950,000

**Method:** Sold Before Auction

**Date:** 01/12/2023

**Property Type:** House

**Land Size:** 725 sqm approx



**17 Glen Rd GLEN WAVERLEY 3150 (REI)**

Agent Comments

 5  5  2

**Price:** \$3,900,000

**Method:** Sold After Auction

**Date:** 24/03/2024

**Property Type:** House (Res)

**Land Size:** 741 sqm approx

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.

Account - Jellis Craig | P: 03 88498088



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