

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 Shallot Close, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	36 Rowitta Dr GLEN WAVERLEY 3150	\$1,530,000	02/03/2024
2	824 Highbury Rd GLEN WAVERLEY 3150	\$1,515,000	21/04/2024
3	43 Annandale Cr GLEN WAVERLEY 3150	\$1,500,000	09/12/2023

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: 05/06/2024 12:17

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au



 4  2  2

Property Type: House
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending March 2024: \$1,795,000

Comparable Properties



36 Rowitta Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,530,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 658 sqm approx



824 Highbury Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,515,000
Method: Auction Sale
Date: 21/04/2024
Property Type: House (Res)
Land Size: 654 sqm approx



43 Annandale Cr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,500,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 652 sqm approx