

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 **41 Mandowie Road, Glen Waverley, VIC 3150**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between **\$1,650,000** & **\$1,780,000**

Median sale price

Median price **\$1,760,000** Property type **House** Suburb **Glen Waverley**
Period - From **01/01/2024** to **31/03/2024** Source **REIV**

Comparable property sales

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. 80 King Arthur Drive, Glen Waverley, VIC 3141	\$1,660,000.00	13/04/2024
2. 867 High Street Road, Glen Waverley, VIC 3141	\$1,652,500.00	23/03/2024
3. 14 Excalibur Avenue, Glen Waverley, VIC 3141	\$1,706,888.00	01/03/2024

This Statement of Information was prepared on: **19/04/2024**