# 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

42 Watsons Road, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,350,000		&		\$1,480,000			
Median sale p	rice							
Median price	\$1,701,000	Pro	operty Type	Hou	ISE		Suburb	Glen Waverley
Period - From	01/10/2022	to	30/09/2023		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	5 Aquila Ct WHEELERS HILL 3150	\$1,520,000	29/10/2023
2	134 Watsons Rd GLEN WAVERLEY 3150	\$1,430,000	21/10/2023
3	10 Maylands Cr GLEN WAVERLEY 3150	\$1,425,000	26/08/2023

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:

09/11/2023 15:26



42 Watsons Road, Glen Waverley Vic 3150



8849 8088





**Property Type:** House (Res) **Land Size:** 663 sqm approx Agent Comments 0433 625 756 calvinhuang@jelliscraig.com.au Indicative Selling Price

\$1,350,000 - \$1,480,000 **Median House Price** Year ending September 2023: \$1,701,000

# **Comparable Properties**



5 Aquila Ct WHEELERS HILL 3150 (REI)



Price: \$1,520,000 Method: Auction Sale Date: 29/10/2023 Property Type: House (Res) Land Size: 741 sqm approx Agent Comments



134 Watsons Rd GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,430,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res) Land Size: 649 sqm approx



10 Maylands Cr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,425,000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res) Land Size: 718 sqm approx

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





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