

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 consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,480,000

Median sale price

Median price \$1,701,000 Property Type House Suburb Glen Waverley

Period - From 01/10/2022 to 30/09/2023 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	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



 4  2  2

Property Type: House (Res)

Land Size: 663 sqm approx

Agent Comments

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)

Agent Comments

 4  3  2

Price: \$1,520,000

Method: Auction Sale

Date: 29/10/2023

Property Type: House (Res)

Land Size: 741 sqm approx



134 Watsons Rd GLEN WAVERLEY 3150 (REI) Agent Comments

 5  2  3

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

 4  2  2

Price: \$1,425,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 718 sqm approx