

# 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 43 Appletree Drive, 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,815,500 Property Type House Suburb Glen Waverley

Period - From 01/04/2023 to 30/06/2023 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 Beaumont PI WHEELERS HILL 3150	\$1,401,000	29/07/2023
2	8 Domino Ct WHEELERS HILL 3150	\$1,380,000	09/05/2023
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: 11/09/2023 15:21

43 Appletree Drive, Glen Waverley Vic 3150

**Jellis  
Craig**

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

June quarter 2023: \$1,815,500



 4  2  2

**Property Type:** House

**Land Size:** 786 sqm approx

Agent Comments

## Comparable Properties



**5 Beaumont PI WHEELERS HILL 3150 (REI)**

Agent Comments

 4  2  1

**Price:** \$1,401,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 722 sqm approx



**8 Domino Ct WHEELERS HILL 3150 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 09/05/2023

**Property Type:** House

**Land Size:** 876 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 9870 6211 | F: 03 9870 6024



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