

# 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 Windella Crescent, 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 \$2,850,000 & \$3,100,000

### 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	8 Lilian St GLEN WAVERLEY 3150	\$2,889,888	09/05/2024
2	22 Cooper Av GLEN WAVERLEY 3150	\$2,810,000	27/04/2024
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: 04/06/2024 09:13

43 Windella Crescent, Glen Waverley Vic 3150

**Jellis  
Craig**

Calvin Huang

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**Indicative Selling Price**

\$2,850,000 - \$3,100,000

**Median House Price**

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



 5  5  2

**Property Type:** House

Agent Comments

## Comparable Properties



**8 Lilian St GLEN WAVERLEY 3150 (REI)**

Agent Comments

 6  5  2

**Price:** \$2,889,888

**Method:** Sold Before Auction

**Date:** 09/05/2024

**Property Type:** House (Res)

**Land Size:** 681 sqm approx



**22 Cooper Av GLEN WAVERLEY 3150 (REI)**

Agent Comments

 5  4  2

**Price:** \$2,810,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)

**Land Size:** 653 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 88498088**



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