

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

44 Golden Grove, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,650,000

&

\$1,800,000

Median sale price

Median price

\$1,863,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/07/2023

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	34 Golden Gr GLEN WAVERLEY 3150	\$1,850,000	08/07/2023
2	3 Willowbank Ct GLEN WAVERLEY 3150	\$1,760,000	01/07/2023
3	1 Chapel St GLEN WAVERLEY 3150	\$1,667,000	12/08/2023

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:

13/11/2023 11:18



Property Type: House
Land Size: 647 sqm sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
September quarter 2023: \$1,863,000

These three properties exhibit significant similarities with 44 Golden Gr. Located on the same street, 34 Golden Gr is in close proximity, and 1 Chapel St is also nearby. The land area, floor plan, and overall house conditions of these two properties are quite comparable. While 3 Willowbak Ct has a slightly larger land area than 44 Golden Gr, it shares the same advantageous location, amenities, and school zone. Taking these market factors and recent sold similar properties into consideration, it is reasonable to conclude that the indicated price is justified.

Comparable Properties



34 Golden Gr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 08/07/2023
Property Type: House
Land Size: 646 sqm approx



3 Willowbank Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,760,000
Method: Auction Sale
Date: 01/07/2023
Property Type: House (Res)
Land Size: 733 sqm approx



1 Chapel St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,667,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 662 sqm approx