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	cons	sumer.vic.gc	v.au	/underquot	ting		
Range between \$1,650,000			&		\$1,800,000			
Median sale p	rice							
Median price	\$1,863,000	Pro	operty Type	Hou	se		Suburb	Glen Waverley
Period - From	01/07/2023	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.

Ad	dress 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





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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) 1 4 1 2 2 2 2	Agent Comments		
	Price: \$1,850,000 Method: Private Sale Date: 08/07/2023 Property Type: House Land Size: 646 sqm approx			
P	3 Willowbank Ct GLEN WAVERLEY 3150 (REI/VG) 4 2 2 2 Price: \$1,760,000 Method: Auction Sale Date: 01/07/2023 Property Type: House (Res) Land Size: 733 sqm approx	Agent Comments		
	1 Chapel St GLEN WAVERLEY 3150 (REI) 4 2 2 2 Price: \$1,667,000 Method: Auction Sale Date: 12/08/2023 Property Type: House (Res) Land Size: 662 sqm approx	Agent Comments		

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