

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

5 Settler Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,701,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2023

to 31/03/2023

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	10 Holmes Way GLEN WAVERLEY 3150	\$2,014,000	15/04/2023
2	4 May Ct GLEN WAVERLEY 3150	\$2,005,000	29/04/2023
3	9 Summit Cr GLEN WAVERLEY 3150	\$1,810,000	11/02/2023

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:

24/05/2023 09:29



Property Type: House (Previously Occupied - Detached)

Land Size: 660 sqm approx

[Agent Comments](#)

Comparable Properties



10 Holmes Way GLEN WAVERLEY 3150 (REI) [Agent Comments](#)



Price: \$2,014,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)



4 May Ct GLEN WAVERLEY 3150 (REI) [Agent Comments](#)



Price: \$2,005,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

9 Summit Cr GLEN WAVERLEY 3150 (REI) [Agent Comments](#)



Price: \$1,810,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 691 sqm approx