

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 542 Highbury Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,701,000 Property Type House Suburb Glen Waverley

Period - From 01/10/2022 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	20 Ramsey St BURWOOD EAST 3151	\$1,305,000	16/09/2023
2	17 Christa Av BURWOOD EAST 3151	\$1,305,000	22/07/2023
3	10 Aruma Ct BURWOOD EAST 3151	\$1,226,500	14/10/2023

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: 09/11/2023 09:57



 3  1  3

Rooms: 4
Property Type: House
Land Size: 739 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2023: \$1,701,000

Comparable Properties



20 Ramsey St BURWOOD EAST 3151 (REI/VG) [Agent Comments](#)

 3  1  4

Price: \$1,305,000
Method: Private Sale
Date: 16/09/2023
Property Type: House
Land Size: 726 sqm approx



17 Christa Av BURWOOD EAST 3151 (REI/VG) [Agent Comments](#)

 3  1  2

Price: \$1,305,000
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 784 sqm approx



10 Aruma Ct BURWOOD EAST 3151 (REI) [Agent Comments](#)

 3  2  2

Price: \$1,226,500
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 679 sqm approx

Account - Barry Plant | P: 03 9803 0400