

# 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 55 Glen Tower Drive, 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,629,000 Property Type House Suburb Glen Waverley

Period - From 01/07/2022 to 30/06/2023 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 | 49 Glen Tower Dr GLEN WAVERLEY 3150 | \$1,565,000 | 02/09/2023   |
| 2 | 27 Guinevere Pde GLEN WAVERLEY 3150 | \$1,412,000 | 29/04/2023   |
| 3 | 62 Westlands Rd GLEN WAVERLEY 3150  | \$1,402,000 | 22/04/2023   |

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: 11/09/2023 12:40



**Property Type:** House

**Land Size:** 652 sqm approx

Agent Comments

## Comparable Properties



**49 Glen Tower Dr GLEN WAVERLEY 3150 (REI)** Agent Comments



**Price:** \$1,565,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**27 Guinevere Pde GLEN WAVERLEY 3150 (REI/VG)** Agent Comments



**Price:** \$1,412,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** House (Res)

**Land Size:** 649 sqm approx



**62 Westlands Rd GLEN WAVERLEY 3150 (REI/VG)** Agent Comments



**Price:** \$1,402,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** House (Res)

**Land Size:** 651 sqm approx