

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 57 Atheldene Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,100,000 & \$2,250,000

Median sale price

Median price \$1,783,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2023 to 31/12/2023 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	16 Currie Tce GLEN WAVERLEY 3150	\$2,100,000	28/11/2023
2	34 Madigan Dr GLEN WAVERLEY 3150	\$2,078,000	23/03/2024
3	43 Atheldene Dr GLEN WAVERLEY 3150	\$2,035,000	03/02/2024

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: 28/03/2024 10:31



Property Type: House

Agent Comments

Comparable Properties



16 Currie Tce GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$2,100,000

Method: Sold Before Auction

Date: 28/11/2023

Property Type: House

Land Size: 643 sqm approx



34 Madigan Dr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$2,078,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 651 sqm approx



43 Atheldene Dr GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$2,035,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 680 sqm approx