

# 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

61 Coleman Parade, 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 

\$950,000
-----------

 & 

\$1,030,000
-------------

### Median sale price

Median price 

\$1,422,500
-------------

 Property Type 

Townhouse
-----------

 Suburb 

Glen Waverley
---------------

Period - From 

25/06/2023
------------

 to 

24/06/2024
------------

 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	2/38 Danien St GLEN WAVERLEY 3150	\$1,080,000	17/04/2024
2	2/10 Morshead Av MOUNT WAVERLEY 3149	\$1,010,000	11/05/2024
3	1/1 Kirstina Rd GLEN WAVERLEY 3150	\$1,000,000	15/03/2024

**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: 

25/06/2024 11:14
------------------



**Property Type:** House (Res)

**Land Size:** 184 sqm approx

Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,030,000  
**Median Townhouse Price**  
25/06/2023 - 24/06/2024: \$1,422,500

## Comparable Properties



**2/38 Danien St GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 17/04/2024

**Property Type:** Townhouse (Res)



**2/10 Morshead Av MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,010,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** Townhouse (Res)



**1/1 Kirstina Rd GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



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

**Method:** Sold Before Auction

**Date:** 15/03/2024

**Property Type:** Townhouse (Res)