

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 610 Blackburn Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,603,000 Property Type House Suburb Glen Waverley

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

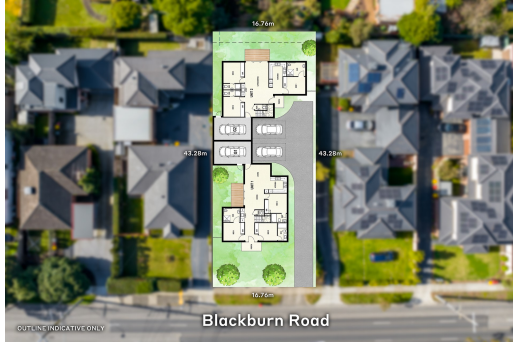
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	24 Saniky St NOTTING HILL 3168	\$1,186,000	01/05/2023
2	27 Hampshire Rd GLEN WAVERLEY 3150	\$1,160,000	25/02/2023
3	25 Kingsley Gr MOUNT WAVERLEY 3149	\$1,151,000	25/02/2023

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: 21/06/2023 23:45



Property Type: House (Res)

Land Size: 732 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2023: \$1,603,000

Comparable Properties



24 Saniky St NOTTING HILL 3168 (REI)

Agent Comments



Price: \$1,186,000

Method: Sold Before Auction

Date: 01/05/2023

Property Type: House (Res)

Land Size: 741 sqm approx



27 Hampshire Rd GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,160,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

25 Kingsley Gr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,151,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 731 sqm approx