

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 62 Blackburn Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,795,000 Property Type House Suburb Glen Waverley

Period - From 01/04/2023 to 31/03/2024 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	542 Highbury Rd GLEN WAVERLEY 3150	\$1,350,000	03/02/2024
2	135 Blackburn Rd MOUNT WAVERLEY 3149	\$1,460,000	20/01/2024
3	4 Arran Ct GLEN WAVERLEY 3150	\$1,695,500	17/02/2024

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: 18/04/2024 15:45



 3  1  1

Property Type: House
Land Size: 722 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending March 2024: \$1,795,000

Comparable Properties



542 Highbury Rd GLEN WAVERLEY 3150
(REI/VG)

Agent Comments

 3  1  4

Price: \$1,350,000
Method: Private Sale
Date: 03/02/2024
Property Type: House
Land Size: 738 sqm approx



135 Blackburn Rd MOUNT WAVERLEY 3149
(REI)

Agent Comments

 5  2  3

Price: \$1,460,000
Method: Private Sale
Date: 20/01/2024
Property Type: House
Land Size: 976 sqm approx



4 Arran Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,695,500
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 906 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481