Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 66 Ivanhoe Street, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,250,000		&		\$1,350,000				
Median sale p	rice								
Median price	\$1,760,000	Pro	operty Type	Hou	se		Suburb	Glen Waverley	
Period - From	08/02/2023	to	07/02/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	19 Merrick Cr GLEN WAVERLEY 3150	\$1,358,000	14/11/2023
2	4 Greenwich Ct GLEN WAVERLEY 3150	\$1,355,000	16/10/2023
3	8 Whites La GLEN WAVERLEY 3150	\$1,310,000	16/12/2023

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:

08/02/2024 09:29





Stan Song

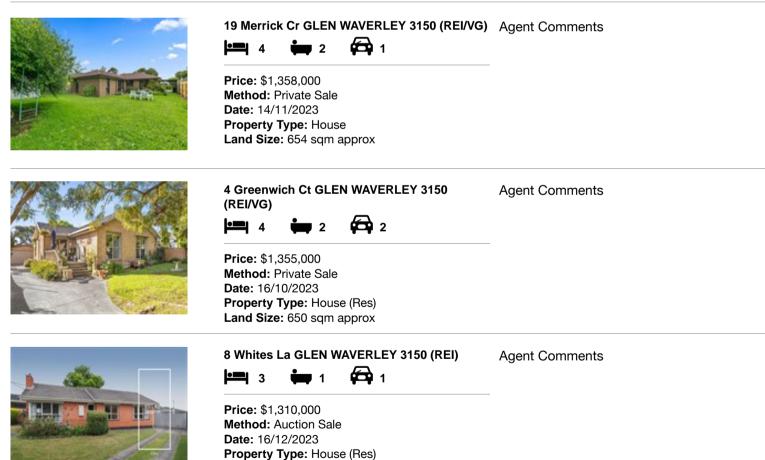




Property Type: House (Res) **Land Size:** 654 sqm approx Agent Comments 8849 8088 0452 180 920 stansong@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price 08/02/2023 - 07/02/2024: \$1,760,000

Comparable Properties



Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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Land Size: 651 sqm approx

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