

# 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 66 Ivanhoe Street, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,760,000 Property Type House Suburb Glen Waverley

Period - From 08/02/2023 to 07/02/2024 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	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



**Property Type:** House (Res)

**Land Size:** 654 sqm approx

Agent Comments

## Comparable Properties



**19 Merrick Cr GLEN WAVERLEY 3150 (REI/VG)** Agent Comments



**Price:** \$1,358,000

**Method:** Private Sale

**Date:** 14/11/2023

**Property Type:** House

**Land Size:** 654 sqm approx



**4 Greenwich Ct GLEN WAVERLEY 3150 (REI/VG)** Agent Comments



**Price:** \$1,355,000

**Method:** Private Sale

**Date:** 16/10/2023

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**8 Whites La GLEN WAVERLEY 3150 (REI)** Agent Comments



**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 651 sqm approx