

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 665 Ferntree Gully Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,783,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2023 to 31/12/2023 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	59 View Mount Rd GLEN WAVERLEY 3150	\$1,410,000	09/03/2024
2	19 Merrick Cr GLEN WAVERLEY 3150	\$1,358,000	14/11/2023
3	13 Blackwood Dr WHEELERS HILL 3150	\$1,295,100	22/11/2023

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: 19/03/2024 09:38



Property Type: House
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2023: \$1,783,000

Comparable Properties



59 View Mount Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,410,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 652 sqm approx



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



13 Blackwood Dr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,295,100
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 698 sqm approx