

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

7 Booran Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,863,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/07/2023

to

30/09/2023

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	2 Le Gallienne Cr MULGRAVE 3170	\$1,635,000	29/07/2023
2	5 Newnham Ct GLEN WAVERLEY 3150	\$1,458,000	26/08/2023
3	134 Watsons Rd GLEN WAVERLEY 3150	\$1,430,000	21/10/2023

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:

26/10/2023 15:03



 6  3  2

Property Type: House

Land Size: 649 sqm approx

Agent Comments

Houses of this vintage, rarely have 6 bedrooms. Comparables are based on like properties in similar location and age.

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

September quarter 2023: \$1,863,000

Comparable Properties

2 Le Gallienne Cr MULGRAVE 3170 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,635,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 657 sqm approx

5 Newnham Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  2  1

Price: \$1,458,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 763 sqm approx



134 Watsons Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  2  3

Price: \$1,430,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 649 sqm approx