

# 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 Doubell Close, 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 \$1,450,000 & \$1,550,000

### 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	3 Cowrie St GLEN WAVERLEY 3150	\$1,581,000	23/03/2024
2	10 Watsons Rd GLEN WAVERLEY 3150	\$1,500,800	21/03/2024
3	857 Waverley Rd GLEN WAVERLEY 3150	\$1,450,000	01/05/2024

**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:

13/05/2024 12:15

7 Doubell Close, Glen Waverley Vic 3150

**Jellis  
Craig**

Costa Calaitzis

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**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

Year ending March 2024: \$1,795,000



**Property Type:** House

Agent Comments

## Comparable Properties



**3 Cowrie St GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$1,581,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 669 sqm approx



**10 Watsons Rd GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$1,500,800

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** House

**Land Size:** 644 sqm approx



**857 Waverley Rd GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 01/05/2024

**Property Type:** House

Account - Jellis Craig | P: 03 88498088



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