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 Glenview Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,650,000	&	\$1,750,000
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Median sale price

Median price	\$1,760,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/01/2024	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

Add	dress of comparable property	Price	Date of sale
1	23 Diamond Av GLEN WAVERLEY 3150	\$1,726,000	27/04/2024
2	31 Olinda St GLEN WAVERLEY 3150	\$1,690,000	02/05/2024
3	39 Olinda St GLEN WAVERLEY 3150	\$1,690,000	01/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/06/2024 11:24





Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au

Indicative Selling Price \$1,650,000 - \$1,750,000 **Median House Price** March quarter 2024: \$1,760,000



Property Type:

Land Size: 752 sqm approx

Agent Comments

Comparable Properties



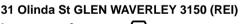
23 Diamond Av GLEN WAVERLEY 3150 (REI)





Price: \$1,726,000 Method: Auction Sale Date: 27/04/2024

Property Type: House (Res) Land Size: 663 sqm approx





Property Type: House (Res) Land Size: 730 sqm approx

Agent Comments









Price: \$1,690,000 Method: Private Sale Date: 01/05/2024 Property Type: House Land Size: 727 sqm approx Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 88498088



