## 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 7 Journal Including suburb and postcode	lousting Place, Glen Waverley Vic 3150
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#### Indicative selling price

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

Range between \$1,300,000	&	\$1,430,000
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#### Median sale price

Median price	\$1,815,500	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/04/2023	to	30/06/2023		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

Add	dress of comparable property	Price	Date of sale
1	3 Guinevere Pde GLEN WAVERLEY 3150	\$1,476,000	24/06/2023
2	4 Camino Ct GLEN WAVERLEY 3150	\$1,430,000	17/08/2023
3	12 Weeden Dr VERMONT SOUTH 3133	\$1,335,000	13/05/2023

#### 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.

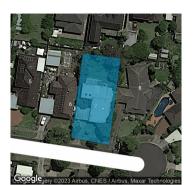
This Statement of Information was prepared on:	13/09/2023 14:03





Stan Song 8849 8088 0452 180 920 stansong@jelliscraig.com.au

**Indicative Selling Price** \$1,300,000 - \$1,430,000 **Median House Price** June guarter 2023: \$1,815,500





Property Type: House Land Size: 648 sqm approx **Agent Comments** 

# Comparable Properties



3 Guinevere Pde GLEN WAVERLEY 3150 (REI) Agent Comments

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Price: \$1,476,000 Method: Auction Sale Date: 24/06/2023

Property Type: House (Res) Land Size: 652 sqm approx



4 Camino Ct GLEN WAVERLEY 3150 (REI)

Price: \$1,430,000 Method: Private Sale Date: 17/08/2023 Property Type: House Land Size: 731 sqm approx Agent Comments



12 Weeden Dr VERMONT SOUTH 3133

(REI/VG)

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Price: \$1,335,000 Method: Auction Sale Date: 13/05/2023

Property Type: House (Res) Land Size: 645 sqm approx Agent Comments

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