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

726 High Street Road, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,600,000		&		\$2,860,000				
Median sale p	rice								
Median price	\$1,765,500	Pro	operty Type	Hou	se		Suburb	Glen Waverley	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4 Esperance Rd MOUNT WAVERLEY 3149	\$2,850,000	03/02/2024
2	12 Aitchison Ct GLEN WAVERLEY 3150	\$2,820,000	02/12/2023
3	1 Brazilia Dr GLEN WAVERLEY 3150	\$2,810,000	17/02/2024

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:

19/02/2024 10:12



726 High Street Road, Glen Waverley Vic 3150







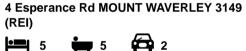
Property Type: House (Previously Occupied - Detached) Land Size: 720 sqm approx Agent Comments Jared Wei 03 8849 8088 0413 260 872 jaredwei@jelliscraig.com.au

Indicative Selling Price \$2,600,000 - \$2,860,000 Median House Price December quarter 2023: \$1,765,500

Comparable Properties







Price: \$2,850,000 Method: Auction Sale Date: 03/02/2024 Property Type: House (Res) Land Size: 652 sqm approx

12 Aitchison Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

Agent Comments



Price: \$2,820,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res)

1 Brazilia Dr GLEN WAVERLEY 3150 (REI)



Agent Comments



Price: \$2,810,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 661 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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