# 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	867 High Street Road, Glen Waverley Vic 3150
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,765,500	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/10/2023	to	31/12/2023		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	55 Glen Tower Dr GLEN WAVERLEY 3150	\$1,660,000	28/10/2023
2	48 Brynor Cr GLEN WAVERLEY 3150	\$1,600,000	19/10/2023
3	963 High Street Rd GLEN WAVERLEY 3150	\$1,530,000	02/12/2023

#### 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.

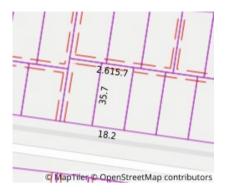
This Statement of Information was prepared on:	24/01/2024 13:08





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



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Property Type: House Land Size: 649 sqm approx

Agent Comments

# Comparable Properties



55 Glen Tower Dr GLEN WAVERLEY 3150 (REI) Agent Comments

**4** 📥 2 🗲

**Price:** \$1,660,000 **Method:** Auction Sale **Date:** 28/10/2023

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



48 Brynor Cr GLEN WAVERLEY 3150 (REI/VG) Agent Comments

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Price: \$1,600,000 Method: Sold Before Auction

Date: 19/10/2023

Property Type: House (Res) Land Size: 651 sqm approx



963 High Street Rd GLEN WAVERLEY 3150

(REI)

🛌 4 **📥** 2 🛱

**Price:** \$1,530,000 **Method:** Auction Sale **Date:** 02/12/2023

Property Type: House (Res) Land Size: 651 sqm approx

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





Agent Comments