#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	9 Gareth Court, 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 \$1,450,000	&	\$1,550,000
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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

	aress of comparable property	1 1100	Date of Sale
1	2 Courage Ct GLEN WAVERLEY 3150	\$1,600,000	16/03/2024
2	13 Nicholas Av GLEN WAVERLEY 3150	\$1,581,000	02/03/2024
3	13 Torwood Av GLEN WAVERLEY 3150	\$1,580,000	15/04/2024

#### 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:	22/04/2024 15:25

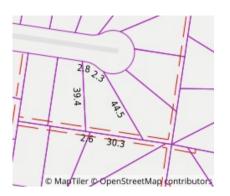


Date of sale



Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

> **Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price** March quarter 2024: \$1,760,000



Property Type: House Land Size: 796 sqm approx **Agent Comments** 

## Comparable Properties



2 Courage Ct GLEN WAVERLEY 3150 (REI)





Price: \$1,600,000 Method: Auction Sale Date: 16/03/2024 Property Type: House Land Size: 682 sqm approx

13 Nicholas Av GLEN WAVERLEY 3150 (REI/VG)



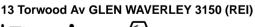


Price: \$1,581,000 Method: Auction Sale Date: 02/03/2024

Property Type: House (Res) Land Size: 657 sqm approx

Agent Comments

**Agent Comments** 









Agent Comments

Price: \$1,580,000 Method: Private Sale Date: 15/04/2024 Property Type: House

Account - Jellis Craig | P: 03 88498088



