

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 9 Packham Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,760,000 Property 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	Price	Date of sale
1	17 Pineda Ct GLEN WAVERLEY 3150	\$1,650,000	29/05/2024
2	10 Pascall St MOUNT WAVERLEY 3149	\$1,645,000	11/05/2024
3	3 Huxtable St MOUNT WAVERLEY 3149	\$1,626,000	01/06/2024

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: 03/06/2024 12:16



4 1 2

Property Type: House (Res)

Land Size: 693 sqm approx

Agent Comments

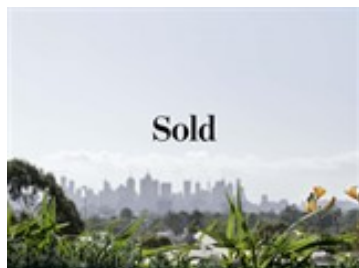
Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

March quarter 2024: \$1,760,000

Comparable Properties



17 Pineda Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 29/05/2024

Property Type: House

Land Size: 705 sqm approx



10 Pascall St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 4

Price: \$1,645,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 671 sqm approx



3 Huxtable St MOUNT WAVERLEY 3149 (REI)

Agent Comments

- - -

Price: \$1,626,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 741 sqm approx

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