

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 Spear Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

Median sale price

Median price

\$1,783,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/01/2023

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	Price	Date of sale
1	109 King Arthur Dr GLEN WAVERLEY 3150	\$1,550,000	27/10/2023
2	34 Gauntlet Av GLEN WAVERLEY 3150	\$1,549,500	21/10/2023
3	111 King Arthur Dr GLEN WAVERLEY 3150	\$1,500,000	24/02/2024

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:

12/04/2024 12:06



Property Type: House (Previously Occupied - Detached)
Land Size: 644 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000
Median House Price
Year ending December 2023: \$1,783,000

Comparable Properties

109 King Arthur Dr GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$1,550,000
Method: Sale
Date: 27/10/2023
Property Type: House (Res)
Land Size: 665 sqm approx



34 Gauntlet Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,549,500
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 655 sqm approx



111 King Arthur Dr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 660 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000