

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 946 High Street Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,795,000 Property Type House Suburb Glen Waverley

Period - From 01/04/2023 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	857 Waverley Rd GLEN WAVERLEY 3150	\$1,450,000	01/05/2024
2	1 Plymouth St GLEN WAVERLEY 3150	\$1,420,000	09/03/2024
3	18 Almray Pl GLEN WAVERLEY 3150	\$1,390,000	03/01/2024

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: 16/05/2024 14:25

946 High Street Road, Glen Waverley Vic 3150

**Jellis
Craig**

Jimmy Zhang

8849 8088

0430 388 348

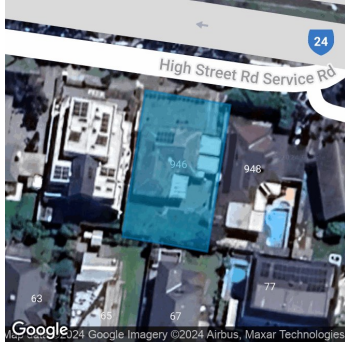
jimmyzhang@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2024: \$1,795,000



4 2 2

Property Type: House

Agent Comments

Comparable Properties



857 Waverley Rd GLEN WAVERLEY 3150 (REI) Agent Comments

3 2 2

Price: \$1,450,000

Method: Private Sale

Date: 01/05/2024

Property Type: House



1 Plymouth St GLEN WAVERLEY 3150 (REI) Agent Comments

3 2 3

Price: \$1,420,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)

Land Size: 658 sqm approx



18 Almray Pl GLEN WAVERLEY 3150 (REI/VG) Agent Comments

4 2 2

Price: \$1,390,000

Method: Private Sale

Date: 03/01/2024

Property Type: House

Land Size: 638 sqm approx

Account - Jellis Craig | P: 03 88498088



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