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<br>Including suburb and postcode | 2 Kurrajong Avenue, Glen Waverley Vic 3150 |

## Indicative selling price

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

Single price $1,500,000

## Median sale price

Median price $1,770,500 Property Type House Suburb Glen Waverley

Period - From 01/07/2023 to 30/06/2024 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 | 15 Kauri Gr GLEN WAVERLEY 3150 | $1,330,000 | 31/08/2024 |
| 2 | 664 Waverley Rd GLEN WAVERLEY 3150 | $1,325,000 | 24/08/2024 |
| 3 | 9 Baroda Av GLEN WAVERLEY 3150 | $1,490,000 | 24/08/2024 |

**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: 07/10/2024 19:14

# 2 Kurrajong Avenue, Glen Waverley Vic 3150

Calvin Huang
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3 1 1

**Property Type:** House
**Land Size:** 752 sqm approx

Agent Comments

**Indicative Selling Price**
$1,500,000
**Median House Price**
Year ending June 2024: $1,770,500

## Comparable Properties



**15 Kauri Gr GLEN WAVERLEY 3150 (REI)**

3 1 2

**Price:** $1,330,000
**Method:** Auction Sale
**Date:** 31/08/2024
**Property Type:** House (Res)
**Land Size:** 726 sqm approx

Agent Comments



**664 Waverley Rd GLEN WAVERLEY 3150 (REI)**

3 1 1

**Price:** $1,325,000
**Method:** Sold Before Auction
**Date:** 24/08/2024
**Property Type:** House (Res)
**Land Size:** 727 sqm approx

Agent Comments



**9 Baroda Av GLEN WAVERLEY 3150 (REI)**

3 1 2

**Price:** $1,490,000
**Method:** Auction Sale
**Date:** 24/08/2024
**Property Type:** House (Res)
**Land Size:** 722 sqm approx

Agent Comments



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