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	2/6 Angus Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between $950,000 & $1,030,000

Median sale price

Median price $1,025,000 Property Type Unit Suburb Glen Waverley

Period - From 01/04/2024 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	1/2 Joy St MOUNT WAVERLEY 3149	$1,075,000	16/03/2024
2	1/518 Highbury Rd GLEN WAVERLEY 3150	$1,065,000	13/04/2024
3	2/4 Allen St GLEN WAVERLEY 3150	$935,000	04/05/2024

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: 23/07/2024 13:18

2/6 Angus Drive, Glen Waverley Vic 3150

Calvin Huang
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3 1 1

Property Type: Unit
Land Size: 304 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,030,000
Median Unit Price
June quarter 2024: $1,025,000

Comparable Properties



1/2 Joy St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,075,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit
Land Size: 402 sqm approx

Agent Comments



1/518 Highbury Rd GLEN WAVERLEY 3150 (REI/VG)

3 2 2

Price: $1,065,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit
Land Size: 313 sqm approx

Agent Comments



2/4 Allen St GLEN WAVERLEY 3150 (REI/VG)

3 2 2

Price: $935,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Unit
Land Size: 265 sqm approx

Agent Comments

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