

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

2/35 Dunscombe Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,080,000

Property Type

Unit

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	2/21 Clifford St GLEN WAVERLEY 3150	\$1,298,000	17/07/2024
2	1/3 Melaleuca Dr GLEN WAVERLEY 3150	\$1,188,000	08/06/2024
3	27A White St MOUNT WAVERLEY 3149	\$1,200,000	22/05/2024

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:

25/07/2024 10:35

2/35 Dunscombe Avenue, Glen Waverley Vic 3150



Daniel Bullen

9908 5700

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danielbullen@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

Year ending June 2024: \$1,080,000



4 2 2

Property Type: House (Res)

Land Size: 305 sqm approx

Agent Comments

Comparable Properties



2/21 Clifford St GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 1

Price: \$1,298,000

Method: Sold Before Auction

Date: 17/07/2024

Property Type: Unit

Land Size: 366 sqm approx



1/3 Melaleuca Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,188,000

Method: Auction Sale

Date: 08/06/2024

Property Type: Unit

Land Size: 342 sqm approx



27A White St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 22/05/2024

Property Type: Townhouse (Res)

Land Size: 302 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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