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	21 Coomleigh Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,760,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2024 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	17 Pineda Ct GLEN WAVERLEY 3150	$1,650,000	29/05/2024
2	23 Lomond Dr GLEN WAVERLEY 3150	$1,595,000	25/05/2024
3	215 Gallaghers Rd GLEN WAVERLEY 3150	$1,542,000	27/04/2024

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: 02/07/2024 10:46

21 Coomleigh Avenue, Glen Waverley Vic 3150

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3 1 2

Property Type: House
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
March quarter 2024: $1,760,000

Comparable Properties



17 Pineda Ct GLEN WAVERLEY 3150 (REI)

3 1 2

Price: $1,650,000
Method: Sold Before Auction
Date: 29/05/2024
Property Type: House
Land Size: 705 sqm approx

Agent Comments



23 Lomond Dr GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $1,595,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 778 sqm approx

Agent Comments



215 Gallaghers Rd GLEN WAVERLEY 3150 (REI)

3 1 2

Price: $1,542,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

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