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	1/707 Waverley Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,380,000 Property Type Townhouse Suburb Glen Waverley

Period - From 18/09/2023 to 17/09/2024 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	1/27 Crocus Cr GLEN WAVERLEY 3150	$1,380,000	14/09/2024
2	29 The Rise GLEN WAVERLEY 3150	$1,275,000	03/08/2024
3	24a Winmalee Dr GLEN WAVERLEY 3150	$1,261,000	15/06/2024

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: 18/09/2024 13:53

1/707 Waverley Road, Glen Waverley Vic 3150

Calvin Huang
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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median Townhouse Price
18/09/2023 - 17/09/2024: $1,380,000

Comparable Properties



1/27 Crocus Cr GLEN WAVERLEY 3150 (REI)

4 3 2

Price: $1,380,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)

Agent Comments



29 The Rise GLEN WAVERLEY 3150 (REI)

4 2 -

Price: $1,275,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)

Agent Comments



24a Winmalee Dr GLEN WAVERLEY 3150 (REI/VG)

4 3 1

Price: $1,261,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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