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	1/2 Ada Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,150,000 & $1,265,000

Median sale price

Median price $1,356,500 Property Type Townhouse Suburb Glen Waverley

Period - From 08/11/2023 to 07/11/2024 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	1/47 Doynton Pde MOUNT WAVERLEY 3149	$1,300,000	14/09/2024
2	3/31-33 Rob Roy St GLEN WAVERLEY 3150	$1,277,000	14/09/2024
3	3/2 Myers Av GLEN WAVERLEY 3150	$1,188,000	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: 08/11/2024 22:05

1/2 Ada Street, Glen Waverley Vic 3150

Jared Wei
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3 2 2

Property Type: Townhouse (Single)
Land Size: 340 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,265,000
Median Townhouse Price
08/11/2023 - 07/11/2024: $1,356,500

Comparable Properties



1/47 Doynton Pde MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,300,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)

Agent Comments



3/31-33 Rob Roy St GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $1,277,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)

Agent Comments



3/2 Myers Av GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $1,188,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)
Land Size: 202 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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