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<br>Including suburb and postcode | 10 Folkestone Road, Glen Waverley Vic 3150 |

## Indicative selling price

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

Range between $1,450,000 & $1,550,000

## Median sale price

Median price $1,721,000 Property Type House Suburb Glen Waverley

Period - From 01/10/2023 to 30/09/2024 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 | 3 Napier Ct MOUNT WAVERLEY 3149 | $1,500,000 | 14/09/2024 |
| 2 | 9 Packham Cr GLEN WAVERLEY 3150 | $1,506,000 | 11/09/2024 |
| 3 | 5 Dawn Ct GLEN WAVERLEY 3150 | $1,415,000 | 13/07/2024 |

**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: 16/10/2024 10:13

# 10 Folkestone Road, Glen Waverley Vic 3150

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4 1 2

**Property Type:** House
**Land Size:** 725 sqm approx

Agent Comments

**Indicative Selling Price**
$1,450,000 - $1,550,000
**Median House Price**
Year ending September 2024: $1,721,000

## Comparable Properties



**3 Napier Ct MOUNT WAVERLEY 3149 (REI)**

4 3 2

**Price:** $1,500,000
**Method:** Auction Sale
**Date:** 14/09/2024
**Property Type:** House (Res)
**Land Size:** 760 sqm approx

Agent Comments



**9 Packham Cr GLEN WAVERLEY 3150 (REI)**

4 1 2

**Price:** $1,506,000
**Method:** Private Sale
**Date:** 11/09/2024
**Property Type:** House (Res)

Agent Comments



**5 Dawn Ct GLEN WAVERLEY 3150 (REI/VG)**

4 2 2

**Price:** $1,415,000
**Method:** Auction Sale
**Date:** 13/07/2024
**Property Type:** House (Res)
**Land Size:** 784 sqm approx

Agent Comments



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