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	3/24 Botanic Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,362,750 Property Type Townhouse Suburb Glen Waverley

Period - From 04/11/2023 to 03/11/2024 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	2/577 Waverley Rd GLEN WAVERLEY 3150	$1,405,000	31/08/2024
2	1/507 Ferntree Gully Rd GLEN WAVERLEY 3150	$1,328,000	20/07/2024
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: 04/11/2024 11:40

3/24 Botanic Drive, Glen Waverley Vic 3150

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4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
04/11/2023 - 03/11/2024: $1,362,750

Comparable Properties



2/577 Waverley Rd GLEN WAVERLEY 3150 (REI)

4 3 2

Price: $1,405,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Townhouse (Single)
Land Size: 516 sqm approx

Agent Comments

Bigger land area.



1/507 Ferntree Gully Rd GLEN WAVERLEY 3150 (REI)

4 3 2

Price: $1,328,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Townhouse (Res)
Land Size: 370 sqm approx

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

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