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	**11 Annadale Crescent Glen Waverley Vic 3150**

Indicative selling price

range between	**$1,395,000**	&	**$1,530,000**

Median sale price

Median price	$1,606,000	Property type	House	Suburb	Glen Waverley
Period - From	01/07/2021	to	30/09/2021	Source	R.E.I.V

Comparable property sales

A* These are the three properties sold within two kilometres 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
49 Brynor Crescent Glen Waverley VIC 3150	**$1,511,000**	**18/11/2021**
10 Nith Court Glen Waverley VIC 3150	**$1,550,000**	**04/12/2021**
43 Knights Drive Glen Waverley VIC 3150	**$1,535,000**	**15/12/2021**

This Statement of Information was prepared on: **12th Jan 2022**