

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 8 Wenden Court, 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 \$1,350,000 Property Type House Suburb Glen Waverley

Period - From 01/04/2020 to 31/03/2021 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	999 High Street Rd GLEN WAVERLEY 3150	\$1,238,000	25/06/2021
2	2 Eastbourne Ct GLEN WAVERLEY 3150	\$1,193,500	13/03/2021
3	98 Whites La GLEN WAVERLEY 3150	\$1,225,300	06/02/2021

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: 02/07/2021 18:32



Property Type:

Divorce/Estate/Family Transfers

Land Size: 673 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending March 2021: \$1,350,000

Comparable Properties



999 High Street Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,238,000

Method: Private Sale

Date: 25/06/2021

Property Type: House

Land Size: 639 sqm approx



2 Eastbourne Ct GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,193,500

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 650 sqm approx



98 Whites La GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,225,300

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 652 sqm approx