

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 2/10 Olinda Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$966,000 Property Type Unit 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	2/15 Dion Rd GLEN WAVERLEY 3150	\$998,000	30/06/2021
2	1/35 Kirstina Rd GLEN WAVERLEY 3150	\$951,888	07/05/2021
3	2/12 Ivanhoe St GLEN WAVERLEY 3150	\$966,000	20/03/2021

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: 04/07/2021 21:52



Property Type: Unit

Land Size: 458 sqm approx

Agent Comments

Comparable Properties



2/15 Dion Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$998,000

Method: Sold Before Auction

Date: 30/06/2021

Property Type: Unit



1/35 Kirstina Rd GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$951,888

Method: Sale

Date: 07/05/2021

Property Type: Flat/Unit/Apartment (Res)

2/12 Ivanhoe St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$966,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Townhouse (Res)

Land Size: 409 sqm approx