

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

14 Strand Close, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,326,000 Property Type House Suburb Glen Waverley

Period - From 01/10/2020 to 31/12/2020 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	1 Leamington Cr GLEN WAVERLEY 3150	\$1,450,000	10/12/2020
2	2 Talisman Rise GLEN WAVERLEY 3150	\$1,400,000	05/02/2021
3	17 Currie Tce GLEN WAVERLEY 3150	\$1,360,000	29/09/2020

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:

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Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2020: \$1,326,000



Property Type: House (Previously Occupied - Detached)
Land Size: 684 sqm approx
Agent Comments

Comparable Properties



1 Leamington Cr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 10/12/2020
Property Type: House (Res)
Land Size: 652 sqm approx



2 Talisman Rise GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 05/02/2021
Property Type: House (Res)
Land Size: 679 sqm approx



17 Currie Tce GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,360,000
Method: Private Sale
Date: 29/09/2020
Property Type: House (Res)
Land Size: 650 sqm approx