

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

74 Mannering Drive, Glen Waverley Vic 3150
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Indicative selling price

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

Range between

\$1,150,000

 &

\$1,265,000

Median sale price

Median price

\$1,326,000

 Property Type

House

 Suburb

Glen Waverley

Period - From

01/10/2019

 to

30/09/2020

 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	21 Hampstead Cr GLEN WAVERLEY 3150	\$1,266,000	21/11/2020
2	2 Russlie Ct GLEN WAVERLEY 3150	\$1,220,000	24/11/2020
3	85 View Mount Rd GLEN WAVERLEY 3150	\$1,120,000	19/12/2020

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:

11/01/2021 13:22



Property Type: House (Previously Occupied - Detached)
Land Size: 674 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
Year ending September 2020: \$1,326,000

Comparable Properties

21 Hampstead Cr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,266,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 654 sqm approx



2 Russlie Ct GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,220,000
Method: Private Sale
Date: 24/11/2020
Property Type: House (Res)
Land Size: 703 sqm approx

85 View Mount Rd GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,120,000
Method: Auction Sale
Date: 19/12/2020
Property Type: House (Res)
Land Size: 657 sqm approx