

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

323 Gallaghers Road, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$2,580,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/10/2021

to

31/12/2021

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	4 Trenton Av GLEN WAVERLEY 3150	\$2,695,000	26/02/2022
2	3 Townsend St GLEN WAVERLEY 3150	\$2,360,000	24/10/2021
3	52 Hinkler Rd GLEN WAVERLEY 3150	\$2,305,000	27/11/2021

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:

12/03/2022 14:49

323 Gallaghers Road, Glen Waverley Vic 3150

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$2,580,000

Median House Price

December quarter 2021: \$1,650,000



5 5 2

Property Type: House (Res)

Land Size: 1043 sqm approx

Agent Comments

Comparable Properties



4 Trenton Av GLEN WAVERLEY 3150 (REI)

Agent Comments

5 5 2

Price: \$2,695,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 652 sqm approx



3 Townsend St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

6 2 4

Price: \$2,360,000

Method: Auction Sale

Date: 24/10/2021

Property Type: House (Res)

Land Size: 742 sqm approx



52 Hinkler Rd GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**

6 5 2

Price: \$2,305,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 741 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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