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	Stayner Court, 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 \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,666,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	29/07/2021	to	28/07/2022		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

Add	dress of comparable property	Price	Date of sale
1	20 Northam St GLEN WAVERLEY 3150	\$1,546,000	19/02/2022
2	25 Eastleigh Dr GLEN WAVERLEY 3150	\$1,545,000	12/03/2022
3	96 Capital Av GLEN WAVERLEY 3150	\$1,540,000	02/04/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/07/2022 10:51





Indicative Selling Price \$1,450,000 - \$1,550,000









Property Type: House (Res) Land Size: 658 sqm approx

Median House Price 29/07/2021 - 28/07/2022: \$1,666,000

Agent Comments

Comparable Properties



20 Northam St GLEN WAVERLEY 3150 (REI/VG)





Price: \$1,546,000 Method: Auction Sale Date: 19/02/2022

Property Type: House (Res) Land Size: 703 sqm approx

Agent Comments



(REI/VG)



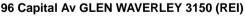




Price: \$1.545.000 Method: Auction Sale Date: 12/03/2022

Property Type: House (Res) Land Size: 653 sqm approx

Agent Comments











Price: \$1,540,000 Method: Auction Sale Date: 02/04/2022

Property Type: House (Res)

Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707



