

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

1 Stayner Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,666,000

Property 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	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 comparable properties 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



Property Type: House (Res)

Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

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

Comparable Properties



20 Northam St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,546,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 703 sqm approx



25 Eastleigh Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,545,000

Method: Auction Sale

Date: 12/03/2022

Property Type: House (Res)

Land Size: 653 sqm approx



96 Capital Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,540,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)