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

33 Summit Crescent, Glen Waverley Vic 3150

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|---------------|-----|--------------------|--|-------------|------|--------|---------------|--|
| Range betwee | n \$1,600,000 | | & | | \$1,760,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,702,000 | Pro | Property Type Hous | | se | | Suburb | Glen Waverley | |
| Period - From | 01/01/2024 | to | 31/12/2024 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 38 Diamond Av GLEN WAVERLEY 3150 | \$1,750,000 | 29/10/2024 |
| 2 | 18 Creswick St GLEN WAVERLEY 3150 | \$1,615,000 | 12/10/2024 |
| 3 | 23 Owens Av GLEN WAVERLEY 3150 | \$1,650,000 | 22/09/2024 |

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:

19/02/2025 13:41



BARRYPLANT





Property Type: House (Previously Occupied - Detached) Land Size: 775 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price Year ending December 2024: \$1,702,000

Comparable Properties

| | 38 Diamond Av GLEN WAVERLEY 3150 (REI) 3 2 2 Price: \$1,750,000 Method: Private Sale Date: 29/10/2024 Property Type: House (Res) Land Size: 679 sqm approx | Agent Comments |
|---------|--|----------------|
| 769 sqm | 18 Creswick St GLEN WAVERLEY 3150 (REI/VG) 4 2 2 2 Price: \$1,615,000 Method: Private Sale Date: 12/10/2024 Property Type: House (Res) Land Size: 769 sqm approx | Agent Comments |
| | 23 Owens Av GLEN WAVERLEY 3150 (REI/VG) 4 2 2 1 Price: \$1,650,000 Method: Auction Sale Date: 22/09/2024 Property Type: House (Res) Land Size: 729 sqm approx | Agent Comments |

Account - Barry Plant | P: 03 9803 0400



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