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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