

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and yellow fabric is on a light-colored paved patio. Next to it is a wooden stool made of two tree stumps, with a straw hat on top. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees with green foliage are in the background, and a yellow banner with the text 'RayWhite.' is in the top right corner.

RayWhite.

Statement of information

45 WATSONS ROAD, GLEN WAVERLEY, VIC 3150
PREPARED BY JOHN PANTELIOS, RAY WHITE BENTLEIGH & CARNEGIE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 WATSONS ROAD, GLEN WAVERLEY,

3 1 2

Indicative Selling Price

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

Single Price: **\$1,320,000**

Provided by: Ray White Carnegie , Ray White Corporate Default

MEDIAN SALE PRICE



GLEN WAVERLEY, VIC, 3150

Suburb Median Sale Price (House)

\$1,694,500

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



13 WOODLEA DR, GLEN WAVERLEY, VIC 3150

3 1 1

Sale Price

****\$1,250,000**

Sale Date: 30/11/2024

Distance from Property: 1.4km



44 STRADA CRES, WHEELERS HILL, VIC 3150

3 1 1

Sale Price

***\$1,116,000**

Sale Date: 02/11/2024

Distance from Property: 1.7km



This report has been compiled on 08/01/2025 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

45 WATSONS ROAD, GLEN WAVERLEY, VIC 3150

Indicative selling price

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

Single Price:

\$1,320,000

Median sale price

Median price

\$1,694,500

Property type

House

Suburb

GLEN WAVERLEY

Period

01 January 2024 to 31 December 2024

Source



Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property

Price

Date of sale

13 WOODLEA DR, GLEN WAVERLEY, VIC 3150	**\$1,250,000	30/11/2024
44 STRADA CRES, WHEELERS HILL, VIC 3150	*\$1,116,000	02/11/2024

This Statement of Information was prepared on:

08/01/2025