Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 1/14 Delmore Crescent, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$800,000	&	\$880,000					
Median sale price								
Median price	61,080,000	Property Type	Unit	Suburb	Glen Waverley			
Period - From	01/07/2023	to 30/06/2024	Sc	ourceREIV				

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.

Ad	dress of comparable property	Price	Date of sale
1	2/6 Angus Dr GLEN WAVERLEY 3150	\$1,050,000	10/08/2024
2	1/518 Highbury Rd GLEN WAVERLEY 3150	\$1,065,000	13/04/2024
3	1/33 Bizley St MOUNT WAVERLEY 3149	\$950,000	05/04/2024

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:

04/10/2024 14:15









Property Type: Unit Land Size: 361 sqm approx Agent Comments

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** Year ending June 2024: \$1,080,000

Comparable Properties



2/6 Angus Dr GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,050,000 Method: Auction Sale Date: 10/08/2024 Property Type: Unit Land Size: 306 sqm approx



1/518 Highbury Rd GLEN WAVERLEY 3150 Agent Comments (REI/VG)



Price: \$1,065,000 Method: Auction Sale Date: 13/04/2024 Property Type: Unit Land Size: 313 sqm approx



1/33 Bizley St MOUNT WAVERLEY 3149 (VG)



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Agent Comments

Price: \$950,000 Method: Sale Date: 05/04/2024 Property Type: Flat/Unit/Apartment (Res)

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



propertydata

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