

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

1/222 Gallaghers Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,011,750

Property Type Unit

Suburb Glen Waverley

Period - From 01/01/2022

to 31/12/2022

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	2/12 Jordan Gr GLEN WAVERLEY 3150	\$1,220,000	07/03/2023
2	1/1 Rolls Ct GLEN WAVERLEY 3150	\$1,100,000	01/04/2023
3	4/755 Waverley Rd GLEN WAVERLEY 3150	\$1,050,888	13/10/2022

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:

04/04/2023 13:36



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending December 2022: \$1,011,750

Comparable Properties



2/12 Jordan Gr GLEN WAVERLEY 3150 (REI) **Agent Comments**



Price: \$1,220,000
Method: Sold Before Auction
Date: 07/03/2023
Property Type: Townhouse (Res)



1/1 Rolls Ct GLEN WAVERLEY 3150 (REI) **Agent Comments**



Price: \$1,100,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Townhouse (Res)



4/755 Waverley Rd GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**



Price: \$1,050,888
Method: Private Sale
Date: 13/10/2022
Property Type: Townhouse (Single)
Land Size: 392 sqm approx