

# 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

4 York Street, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,250,000

&

\$2,400,000

### Median sale price

Median price \$1,760,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2024

to 31/03/2024

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		
3		

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:

24/04/2024 14:21



**woodards** 

### Additional information

Council rates: \$3,038 (Refer Section 32)  
 Water Rates: \$250pq plus usage (Refer Section 32)  
 Neighbourhood Residential Zone- Schedule 4  
 Vegetation Protection Overlay- Schedule 1  
 Land size: 1,667sqm approx.  
 Lime washed pine ceilings  
 Solid timber flooring  
 Updated kitchen- electric wall oven, gas cooktop  
 Kitchen stone benchtop  
 Bosch Dishwasher  
 Formal living room with OPF (working)  
 Evaporative cooling  
 Ducted heating ceiling  
 Dual living areas  
 4 bedrooms with BIR and ceiling fans  
 Pool solar heated  
 Bottled gas BBQ  
 Pizza Oven  
 Outdoor studio/ bungalow/wine cellar

### Rental Estimate

\$850 approx. per week based on current market conditions

### Chattels

All fixed floor coverings, fixed light fittings, and window furnishings as inspected.  
 Excludes outdoor entertainment timber bench

### Close proximity to

#### Schools

Highvale Primary School Zoned (250m)  
 Glen Waverley Primary School (870m)  
 Highvale Secondary College Zoned (270m)  
 Glen Waverley Secondary College (1.36km)

#### Shops

The Glen Shopping Centre (1.4km)  
 Burwood One Shopping Centre (3.5km)  
 Brandon Park Shopping Centre (4.7km)

#### Parks

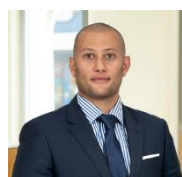
Larpent Reserve (400m)  
 Highview Park (1.1km)  
 Norton Park (3.1km)

#### Transport

Glen Waverley station (2.0km)  
 Bus 902 Chelsea train station to Airport West  
 Bus 967 Glen Waverley to Croydon

### Settlement

10% Deposit, 120/150/180 days or any other such terms that have been agreed to in writing by the vendor



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