

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 Groom Court, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$1,680,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/04/2020

to

31/03/2021

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	20 Brazilia Dr GLEN WAVERLEY 3150	\$1,838,000	27/03/2021
2	14 Strand Cl GLEN WAVERLEY 3150	\$1,753,000	27/03/2021
3	12 Orchard St GLEN WAVERLEY 3150	\$1,675,500	27/03/2021

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:

03/05/2021 13:39

Ellie Gong
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Indicative Selling Price

\$1,680,000

Median House Price

Year ending March 2021: \$1,350,000



5 2 2

Property Type: House

Agent Comments

Comparable Properties



20 Brazilia Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,838,000

Method: Private Sale

Date: 27/03/2021

Property Type: House

Land Size: 726 sqm approx



14 Strand Cl GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,753,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 684 sqm approx

12 Orchard St GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 2

Price: \$1,675,500

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 645 sqm approx