

# 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

11 Botanic Drive, Glen Waverley Vic 3150

### Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,721,000 Property Type House Suburb Glen Waverley

Period - From 01/10/2023 to 30/09/2024 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	1 Peveril St GLEN WAVERLEY 3150	\$1,630,000	07/12/2024
2	36 Joyce Av GLEN WAVERLEY 3150	\$1,605,000	14/09/2024
3	22 Tobias Av GLEN WAVERLEY 3150	\$1,850,000	20/08/2024

**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:

09/12/2024 19:23



 3    1    1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 725 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
Year ending September 2024: \$1,721,000

## Comparable Properties



**1 Peveril St GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 3    2    4

**Price:** \$1,630,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 759 sqm approx



**36 Joyce Av GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$1,605,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx



**22 Tobias Av GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,850,000  
**Method:** Sold Before Auction  
**Date:** 20/08/2024  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx

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



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