### 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

46 Brynor Crescent, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,150,000		&		\$1,265,000				
Median sale p	rice								
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Glen Waverley	
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	30 Winston St GLEN WAVERLEY 3150	\$1,280,000	09/10/2020
2	40 Brynor Cr GLEN WAVERLEY 3150	\$1,265,000	14/07/2020
3	10 Excalibur Av GLEN WAVERLEY 3150	\$1,150,000	24/11/2020

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:

30/11/2020 12:34



# BarryPlant





Property Type: House Land Size: 655.188 sqm approx Agent Comments Mario Munafo 9807 2333 0412 305 445 mmunafo@barryplant.com.au

Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price September quarter 2020: \$1,300,000

## **Comparable Properties**



30 Winston St GLEN WAVERLEY 3150 (REI)

40 Brynor Cr GLEN WAVERLEY 3150 (VG)

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Price: \$1,280,000 Method: Auction Sale Date: 09/10/2020 Property Type: House (Res) Land Size: 648 sqm approx

Agent Comments

Agent Comments



Price: \$1,265,000 Method: Sale Date: 14/07/2020 Property Type: House (Res) Land Size: 770 sqm approx

3



10 Excalibur Av GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,150,000 Method: Private Sale Date: 24/11/2020 Property Type: House Land Size: 652 sqm approx

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.