

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,265,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Glen Waverley

Period - From 01/07/2020 to 30/09/2020 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	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



 3  2  3

**Property Type:** House

**Land Size:** 655.188 sqm approx

Agent Comments

## Comparable Properties



**30 Winston St GLEN WAVERLEY 3150 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 09/10/2020

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



**40 Brynor Cr GLEN WAVERLEY 3150 (VG)**

Agent Comments

 3  -  -

**Price:** \$1,265,000

**Method:** Sale

**Date:** 14/07/2020

**Property Type:** House (Res)

**Land Size:** 770 sqm approx



**10 Excalibur Av GLEN WAVERLEY 3150 (REI)**

Agent Comments

 5  2  2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 24/11/2020

**Property Type:** House

**Land Size:** 652 sqm approx