

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

9 Jarrah Court Glen Waverley VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,455,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

7 Jarrah Court Glen Waverley VIC 3150	\$1,350,000	17-Sep-21
2 Ilora Court Glen Waverley VIC 3150	\$1,430,000	26-Sep-21
92 Windella Crescent Glen Waverley VIC 3150	\$1,425,000	03-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 02 November 2021



7 Jarrah Court Glen Waverley VIC 3150

 4  1  1

Sold Price **\$1,350,000** Sold Date **17-Sep-21**

Distance **0.04km**



2 Ilora Court Glen Waverley VIC 3150

 3  1  2

Sold Price ^{RS} **\$1,430,000** Sold Date **26-Sep-21**

Distance **0.27km**



92 Windella Crescent Glen Waverley VIC 3150

 4  2  2

Sold Price ^{RS} **\$1,425,000** Sold Date **03-Oct-21**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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