

# 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

75 Galahad Cres 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

\$1,300,000

&

\$1,430,000

### Median sale price

Median price

\$1,690,000

Property type

House

Suburb

Glen Waverley

Period - From

01/01/2022

to

31/03/2022

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. 37 Elmwood Crescent, Glen Waverley	\$1,400,000	29/05/2022
2. 31 Fraser Street, Glen Waverley	\$1,385,500	14/05/2022
3. 10 Westlands Road, Glen Waverley	\$1,438,000	12/03/2022

This Statement of Information was prepared on:

23/06/2022