

# 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

21 Ballara Avenue, Glen Waverley Vic 3150

### Indicative selling price

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

Single price

\$1,275,000

### Median sale price

Median price

\$1,765,500

Property Type

House

Suburb

Glen Waverley

Period - From

01/10/2023

to

31/12/2023

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	11 Westerfield Dr NOTTING HILL 3168	\$1,260,000	24/02/2024
2	10 Namatjira Ct MULGRAVE 3170	\$1,251,000	11/11/2023
3	2 Tereva Cr WHEELERS HILL 3150	\$1,250,000	14/02/2024

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:

25/03/2024 10:00



3 2 2

**Property Type:** House  
**Land Size:** 745 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,275,000  
**Median House Price**  
December quarter 2023: \$1,765,500

## Comparable Properties



**11 Westerfield Dr NOTTING HILL 3168 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 723 sqm approx



**10 Namatjira Ct MULGRAVE 3170 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$1,251,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 661 sqm approx

**2 Tereva Cr WHEELERS HILL 3150 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 14/02/2024  
**Property Type:** House (Res)

**Account - Woodards** | P: 03 9830 8000 | F: 03 9888 2700



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