

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

8 Atheldene Drive, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,692,000

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	19 St Georges Ct GLEN WAVERLEY 3150	\$1,660,000	22/03/2022
2	18 Champion Cr GLEN WAVERLEY 3150	\$1,641,000	05/02/2022
3	9 Copnal Ct GLEN WAVERLEY 3150	\$1,620,000	02/04/2022

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:

30/05/2022 17:06

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Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

March quarter 2022: \$1,692,000



Property Type: House (Res)

Land Size: 669 sqm approx

Agent Comments

Comparable Properties



19 St Georges Ct GLEN WAVERLEY 3150 (REI) **Agent Comments**



Price: \$1,660,000

Method: Private Sale

Date: 22/03/2022

Property Type: House (Res)

Land Size: 662 sqm approx



18 Champion Cr GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**



Price: \$1,641,000

Method: Auction Sale

Date: 05/02/2022

Property Type: House (Res)

Land Size: 658 sqm approx



9 Copnal Ct GLEN WAVERLEY 3150 (REI) **Agent Comments**



Price: \$1,620,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 792 sqm approx

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