

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

134 Watsons Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,697,000

Property Type House

Suburb Glen Waverley

Period - From 22/09/2022

to

21/09/2023

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	53 Winmalee Dr GLEN WAVERLEY 3150	\$1,380,000	28/07/2023
2	17 Winmalee Dr GLEN WAVERLEY 3150	\$1,375,000	16/09/2023
3	92 View Mount Rd WHEELERS HILL 3150	\$1,320,000	19/08/2023

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:

22/09/2023 17:03



Property Type:
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median House Price
22/09/2022 - 21/09/2023: \$1,697,000

Comparable Properties



53 Winmalee Dr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,380,000
Method: Private Sale
Date: 28/07/2023
Property Type: House
Land Size: 710 sqm approx



17 Winmalee Dr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,375,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 652 sqm approx



92 View Mount Rd WHEELERS HILL 3150 (REI) Agent Comments



Price: \$1,320,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 656 sqm approx

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