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	134 Watsons Road, Glen Waverley Vic 3150
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$1,280,000	&	\$1,380,000
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Median sale price

Median price	\$1,697,000	Pro	perty 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

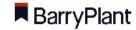
Add	dress of comparable property	Price	Date of sale
1	53 Winmalee Dr GLEN WAVERLEY 3150	\$1,380,000	28/07/2023
2	17 Winmalee Dr GLEN WAVERLEY 3150	\$1,375,000	16/09/2023
3	92 View Mount Rd WHEELERS HILL 3150	\$1,320,000	19/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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

Agent Comments

Agent Comments

Comparable Properties



53 Winmalee Dr GLEN WAVERLEY 3150 (REI)

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

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17 Winmalee Dr GLEN WAVERLEY 3150 (REI)

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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

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Price: \$1,320,000 **Method:** Auction Sale **Date:** 19/08/2023

Property Type: House (Res) Land Size: 656 sqm approx

Account - Barry Plant | P: 03 9803 0400



