

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

19 Merrick Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,280,000

&

\$1,408,000

Median sale price

Median price

\$1,701,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/10/2022

to

30/09/2023

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	18 Merrick Cr GLEN WAVERLEY 3150	\$1,467,000	20/05/2023
2	36 Winmalee Dr GLEN WAVERLEY 3150	\$1,401,000	10/06/2023
3	17 Winmalee Dr GLEN WAVERLEY 3150	\$1,375,000	16/09/2023

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:

19/10/2023 11:21



Property Type: House (Previously Occupied - Detached)
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,408,000
Median House Price
Year ending September 2023: \$1,701,000

Comparable Properties



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



Price: \$1,467,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 654 sqm approx



36 Winmalee Dr GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**



Price: \$1,401,000
Method: Auction Sale
Date: 10/06/2023
Property Type: House (Res)
Land Size: 672 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

Account - Roger Davis Wheelers Hill | P: 03 95605000