Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	65 Grantley Drive, Glen Waverley Vic 3150
Including suburb and	•
postcode	

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price	\$1,721,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/10/2023	to	30/09/2024		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

1	38 Diamond Av GLEN WAVERLEY 3150	\$1,750,000	30/10/2024
2	10 Mavista Av GLEN WAVERLEY 3150	\$1,720,000	31/08/2024
3	8 Diamond Av GLEN WAVERLEY 3150	\$1,717,000	20/07/2024

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:	06/11/2024 16:17



Date of sale











Property Type: House (Previously Occupied - Detached) Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 **Median House Price**

Year ending September 2024: \$1,721,000

Comparable Properties



38 Diamond Av GLEN WAVERLEY 3150 (REI)







Price: \$1,750,000 Method: Private Sale Date: 30/10/2024 Property Type: House Land Size: 679 sqm approx

10 Mavista Av GLEN WAVERLEY 3150 (REI)







Price: \$1,720,000 Method: Auction Sale Date: 31/08/2024

Property Type: House (Res) Land Size: 722 sqm approx

Agent Comments

Agent Comments



8 Diamond Av GLEN WAVERLEY 3150 (REI)





Price: \$1,717,000 Method: Auction Sale Date: 20/07/2024

Property Type: House (Res) Land Size: 657 sqm approx

Agent Comments

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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