

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

10 Turner Court, Glen Waverley Vic 3150

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

\$1,626,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/04/2022

to

30/06/2022

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	20 Mount Pleasant Dr MOUNT WAVERLEY 3149	\$1,559,000	14/09/2022
2	25 Marbray Dr GLEN WAVERLEY 3150	\$1,466,000	10/09/2022
3	12b Leicester Av GLEN WAVERLEY 3150	\$1,457,000	10/09/2022

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:

17/09/2022 14:50



 6  2  2

Property Type: House

Agent Comments

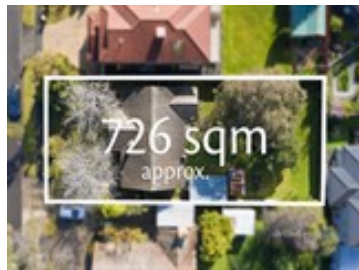
Indicative Selling Price

\$1,500,000

Median House Price

June quarter 2022: \$1,626,000

Comparable Properties



**20 Mount Pleasant Dr MOUNT WAVERLEY
3149 (REI)**

Agent Comments

 3  1  1

Price: \$1,559,000

Method: Sold Before Auction

Date: 14/09/2022

Property Type: House

Land Size: 726 sqm approx



25 Marbray Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,466,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 775 sqm approx

12b Leicester Av GLEN WAVERLEY 3150 (REI) Agent Comments

 4  2  2

Price: \$1,457,000

Method: Auction Sale

Date: 10/09/2022

Property Type: Townhouse (Res)