

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

20 Highvale Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,900,000

&

\$3,180,000

Median sale price

Median price \$1,696,000

Property Type House

Suburb Glen Waverley

Period - From 01/07/2021

to

30/09/2021

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	5 Lancelot Cr GLEN WAVERLEY 3150	\$3,100,100	17/10/2021
2	8 Packham Cr GLEN WAVERLEY 3150	\$3,020,500	15/05/2021
3			

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:

29/10/2021 16:53

Julie Wells
03 9803 0400
0408 885 718
jwells@barryplant.com.au



 6  6  2

Property Type: House
Land Size: 683 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,180,000
Median House Price
September quarter 2021: \$1,696,000

Comparable Properties



5 Lancelot Cr GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  5  2

Price: \$3,100,100
Method: Auction Sale
Date: 17/10/2021
Property Type: House (Res)
Land Size: 651 sqm approx

8 Packham Cr GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  5  2

Price: \$3,020,500
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 669 sqm approx

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.

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814