

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 3 Dion Road, Glen Waverley, VIC 3150

Indicative selling price

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

Price Range \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,604,000 Property Type House Suburb Glen Waverley (3150)

Period - From 02/12/2020 to 01/12/2021 Source REIV

Comparable property sales

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
8 DION ROAD, GLEN WAVERLEY VIC 3150	\$1,470,000	31/07/2021
40 RALTON AVENUE, GLEN WAVERLEY VIC 3150	\$1,430,000	05/10/2021
5 CLITUS STREET, GLEN WAVERLEY VIC 3150	\$1,363,000	03/06/2021

This Statement of Information was prepared on: 02/12/2021