

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

18 Orchard Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,200,000

&

\$2,390,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Glen Waverley

Period - From 01/07/2020

to

30/09/2020

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	26 Myrtle St GLEN WAVERLEY 3150	\$2,420,000	24/08/2020
2	33 Medina Rd GLEN WAVERLEY 3150	\$2,200,000	17/06/2020
3	45 Medina Rd GLEN WAVERLEY 3150	\$2,181,000	25/07/2020

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:

19/11/2020 09:55



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Property Type: House (Res)

Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,390,000

Median House Price

September quarter 2020: \$1,300,000

Comparable Properties



26 Myrtle St GLEN WAVERLEY 3150 (REI)

 5  3  2

Price: \$2,420,000

Method: Private Sale

Date: 24/08/2020

Property Type: House (Res)

Agent Comments

Offers similar land size and accommodation area. More closer shopping center and station, Glen Waverley Primary and Glen Waverley Secondary College school zone

33 Medina Rd GLEN WAVERLEY 3150 (VG)

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Price: \$2,200,000

Method: Sale

Date: 17/06/2020

Property Type: House (Res)

Land Size: 751 sqm approx

Agent Comments

Offers similar land size and accommodation area, more mature property, Glendale Primary and Glen Waverley Secondary College school zone



45 Medina Rd GLEN WAVERLEY 3150 (VG)

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Price: \$2,181,000

Method: Sale

Date: 25/07/2020

Property Type: House (Res)

Land Size: 731 sqm approx

Agent Comments

Offers similar land size and accommodation area, more mature property, Glendale Primary and Glen Waverley Secondary College school zone