# 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	18 Orchard Street, Glen Waverley Vic 3150
Including suburb and	
postcode	

# Indicative selling price

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

Range between \$2,200,000	&	\$2,390,000
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# Median sale price

Median price \$1,300,000	Pro	perty Type Ho	use		Suburb	Glen Waverley
Period - From 01/07/2020	to	30/09/2020	So	ource	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

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

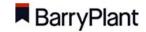
#### OR

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



Date of sale











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)





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)







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)







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

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