

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	2/57 Townsend Street, Glen Waverley Vic 3150
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Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price	\$1,655,000	Property Type	House	Suburb	Glen Waverley
Period - From	01/04/2021	to	31/03/2022	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	1/1 Watsons Rd GLEN WAVERLEY 3150	\$946,500	07/01/2022
2	1/13 Jordan Gr GLEN WAVERLEY 3150	\$905,000	20/03/2022
3	1/15 Kirstina Rd GLEN WAVERLEY 3150	\$902,000	16/06/2022

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: 28/06/2022 13:05



2 1

Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

Year ending March 2022: \$1,655,000

Comparable Properties



1/1 Watsons Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 2 1

Price: \$946,500
Method: Private Sale
Date: 07/01/2022
Property Type: Unit

1/13 Jordan Gr GLEN WAVERLEY 3150 (VG)

Agent Comments

2 - -

Price: \$905,000
Method: Sale
Date: 20/03/2022
Property Type: Flat/Unit/Apartment (Res)



1/15 Kirstina Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

2 1 1

Price: \$902,000
Method: Sold Before Auction
Date: 16/06/2022
Property Type: Unit
Land Size: 378 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000