

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

22 Johnson Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Glen Waverley

Period - From

20/04/2021

to

19/04/2022

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.~~

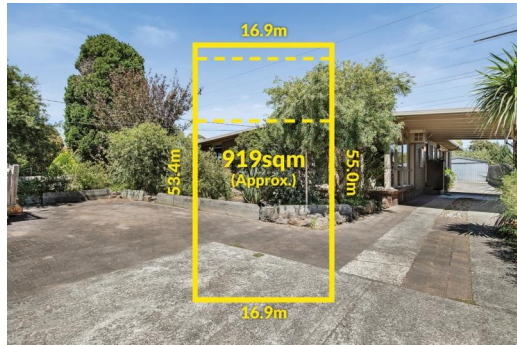
	Address of comparable property	Price	Date of sale
1	76 Wilga St MOUNT WAVERLEY 3149	\$1,100,000	12/03/2022
2	6 Brimar Ct MOUNT WAVERLEY 3149	\$1,100,000	20/12/2021
3			

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:

20/04/2022 15:58



Rooms: 5
Property Type: House (Res)
Land Size: 919 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
20/04/2021 - 19/04/2022: \$1,650,000

Comparable Properties



76 Wilga St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 12/03/2022
Property Type: House (Res)



6 Brimar Ct MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 20/12/2021
Property Type: House (Res)
Land Size: 769 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