Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

17 Madigan Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between	\$1,480,000	&	\$1,600,000
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Median sale price

Median price	\$1,721,000	Pro	pperty Type H	louse		Suburb	Glen Waverley
Period - From	01/10/2023	to	30/09/2024	S	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

Add	dress of comparable property	Price	Date of sale
1	9 Chatswood CI GLEN WAVERLEY 3150	\$1,550,000	29/06/2024
2	8 Eastleigh Dr GLEN WAVERLEY 3150	\$1,600,000	27/06/2024
3	14 Kawana Cr GLEN WAVERLEY 3150	\$1,596,000	08/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/10/2024 13:28









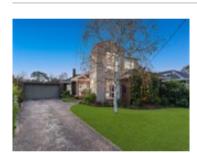




Property Type: House Land Size: 653 sqm approx **Agent Comments**

Indicative Selling Price \$1,480,000 - \$1,600,000 **Median House Price** Year ending September 2024: \$1,721,000

Comparable Properties



9 Chatswood CI GLEN WAVERLEY 3150 (REI)



Price: \$1,550,000 Method: Auction Sale Date: 29/06/2024

Property Type: House (Res) Land Size: 733 sqm approx

8 Eastleigh Dr GLEN WAVERLEY 3150 (REI/VG)







Price: \$1,600,000 Method: Private Sale Date: 27/06/2024

Property Type: House (Res) Land Size: 672 sqm approx

Agent Comments

Agent Comments



14 Kawana Cr GLEN WAVERLEY 3150

(REI/VG)

Price: \$1,596,000 Method: Auction Sale Date: 08/06/2024

Property Type: House (Res) Land Size: 703 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400



