

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

21 Garwain Parade, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,667,000

Property Type House

Suburb Glen Waverley

Period - From 01/07/2021

to

30/06/2022

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	8 Springvale Rd GLEN WAVERLEY 3150	\$1,250,000	22/07/2022
2	2 Ritz St VERMONT SOUTH 3133	\$1,245,000	26/03/2022
3	2 Rye Ct GLEN WAVERLEY 3150	\$1,245,000	23/04/2022

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:

01/08/2022 13:42

21 Garwain Parade, Glen Waverley Vic 3150



4 2 4

Property Type: House
Land Size: 659 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending June 2022: \$1,667,000

Comparable Properties



8 Springvale Rd GLEN WAVERLEY 3150 (REI) **Agent Comments**

4 2 2

Price: \$1,250,000
Method: Private Sale
Date: 22/07/2022
Property Type: House
Land Size: 657 sqm approx



2 Ritz St VERMONT SOUTH 3133 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,245,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House
Land Size: 652 sqm approx



2 Rye Ct GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**

5 2 2

Price: \$1,245,000
Method: Auction Sale
Date: 23/04/2022
Property Type: House (Res)
Land Size: 752 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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