

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

2/9 Hammence Street, 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 \$1,052,500

Property Type Unit

Suburb Glen Waverley

Period - From 01/01/2021

to

31/03/2021

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	2b Shirley Av GLEN WAVERLEY 3150	\$1,060,000	10/03/2021
2	1/94 Blackburn Rd GLEN WAVERLEY 3150	\$1,055,000	13/03/2021
3	1/9 The Ridge GLEN WAVERLEY 3150	\$1,010,500	06/03/2021

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:

16/04/2021 15:02



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

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
March quarter 2021: \$1,052,500

Comparable Properties



2b Shirley Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 10/03/2021
Property Type: Townhouse (Single)



1/94 Blackburn Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,055,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Unit
Land Size: 350 sqm approx

1/9 The Ridge GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,010,500
Method: Auction Sale
Date: 06/03/2021
Property Type: Unit
Land Size: 303 sqm approx