## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/9 Hammence Street, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,052,500	Pro	operty Type	Unit			Suburb	Glen Waverley
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress 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)



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

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

Account - 11 North Property Group | P: 1300 353 836





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.