Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	27 Hampshire Road, Glen Waverley Vic 3150
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,630,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/01/2022	to	31/12/2022		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

Aut	areas or comparable property	1 1100	Date of Sale
1	30 Sandgate Av GLEN WAVERLEY 3150	\$1,130,000	09/12/2022
2	107 Lemont Av MOUNT WAVERLEY 3149	\$1,090,000	12/10/2022
3	50 Samada St NOTTING HILL 3168	\$1,058,000	29/10/2022

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:	20/01/2023 09:45



Date of sale











Property Type: House (Previously Occupied - Detached) Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price**

Year ending December 2022: \$1,630,000

Comparable Properties



30 Sandgate Av GLEN WAVERLEY 3150 (REI)

Price: \$1,130,000 Method: Private Sale Date: 09/12/2022 Property Type: House Land Size: 720 sqm approx **Agent Comments**

107 Lemont Av MOUNT WAVERLEY 3149 (VG) Agent Comments







Price: \$1,090,000 Method: Sale Date: 12/10/2022

Property Type: House (Res) Land Size: 653 sqm approx



50 Samada St NOTTING HILL 3168 (REI)





Price: \$1,058,000 Method: Auction Sale Date: 29/10/2022

Property Type: House (Res) Land Size: 657 sqm approx Agent Comments

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





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