

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

27 Hampshire Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,630,000

Property 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	Price	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



3 0 2

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) Agent Comments

4 2 2

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

107 Lemont Av MOUNT WAVERLEY 3149 (VG) Agent Comments

4 - -

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) Agent Comments

4 2 2

Price: \$1,058,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 657 sqm approx

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