

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

12 Caithness Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$2,480,000

Median sale price

Median price

\$1,535,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/10/2020

to

30/09/2021

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	7 Harvie St GLEN WAVERLEY 3150	\$2,580,000	10/05/2021
2	2 Tiernan St GLEN WAVERLEY 3150	\$2,555,000	30/10/2021
3	3 Freeman St WHEELERS HILL 3150	\$2,520,000	20/11/2021

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:

04/12/2021 17:33



6 3 2

Property Type: House (Res)

Agent Comments

JM Lim

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Indicative Selling Price

\$2,480,000

Median House Price

Year ending September 2021: \$1,535,000

Comparable Properties



7 Harvie St GLEN WAVERLEY 3150 (VG)

Agent Comments

5 - -

Price: \$2,580,000

Method: Sale

Date: 10/05/2021

Property Type: House (Res)

Land Size: 737 sqm approx

2 Tiernan St GLEN WAVERLEY 3150 (REI)

Agent Comments

5 4 2

Price: \$2,555,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 657 sqm approx



3 Freeman St WHEELERS HILL 3150 (REI)

Agent Comments

5 4 2

Price: \$2,520,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)

Land Size: 940 sqm approx