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	7 Snowden Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between $2,550,000 & $2,750,000

Median sale price

Median price $1,667,000 Property Type House Suburb Glen Waverley

Period - From 01/07/2021 to 30/06/2022 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	5 Brent St GLEN WAVERLEY 3150	$2,750,000	11/06/2022
2	25 Aurisch Av GLEN WAVERLEY 3150	$2,745,500	30/04/2022
3	17 Parsons Av GLEN WAVERLEY 3150	$2,710,000	08/05/2022

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: 04/08/2022 17:28

7 Snowden Drive, Glen Waverley Vic 3150

Harcourts Box Hill TSL

Juliette Zhou
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5 5 3

Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price
$2,550,000 - $2,750,000
Median House Price
Year ending June 2022: $1,667,000

Comparable Properties

5 Brent St GLEN WAVERLEY 3150 (REI)

4 2 2

Price: $2,750,000
Method: Auction Sale
Date: 11/06/2022
Property Type: House (Res)
Land Size: 765 sqm approx

Agent Comments

25 Aurisch Av GLEN WAVERLEY 3150 (REI)

5 3 4

Price: $2,745,500
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)
Land Size: 880 sqm approx

Agent Comments

17 Parsons Av GLEN WAVERLEY 3150 (REI/VG)

6 4 2

Price: $2,710,000
Method: Auction Sale
Date: 08/05/2022
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments

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