

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

1/41 Dunscombe Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,065,000 Property Type Unit Suburb Glen Waverley

Period - From 01/10/2023 to 30/09/2024 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	1/35 Dunscombe Av GLEN WAVERLEY 3150	\$1,315,000	27/10/2024
2	2/13 Edith St GLEN WAVERLEY 3150	\$1,303,000	21/09/2024
3	1/47 Doynton Pde MOUNT WAVERLEY 3149	\$1,300,000	14/09/2024

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: 16/12/2024 09:40



 3  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median Unit Price

Year ending September 2024: \$1,065,000

Comparable Properties



1/35 Dunscombe Av GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  2  2

Price: \$1,315,000

Method: Auction Sale

Date: 27/10/2024

Property Type: Townhouse (Res)

Land Size: 361 sqm approx



2/13 Edith St GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  2  2

Price: \$1,303,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Unit

Land Size: 385 sqm approx



1/47 Doynton Pde MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Townhouse (Res)

Account - Roger Davis Wheelers Hill | P: 03 95605000