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 betwee	n \$1,200,000		&		\$1,320,0	00		
Median sale price								
Median price	\$1,065,000	Pro	operty Type	Unit			Suburb	Glen Waverley
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress 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









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) Image: 3 Image: 2 Image: 2 Price: \$1,315,000 Method: Auction Sale Date: 27/10/2024 Property Type: Townhouse (Res) Land Size: 361 sqm approx	Agent Comments
2/13 Edith St GLEN WAVERLEY 3150 (REI) Image: 3 Image: 2 Image: 2 Price: \$1,303,000 Method: Auction Sale Date: 21/09/2024 Property Type: Unit Land Size: 385 sqm approx	Agent Comments
1/47 Doynton Pde MOUNT WAVERLEY 3149 (REI) 3 2 2 Price: \$1,300,000 Method: Auction Sale Date: 14/09/2024 Property Type: Townhouse (Res)	Agent Comments

Account - Roger Davis Wheelers Hill | P: 03 95605000



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.