

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

2/42 Myrtle Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,077,000

Property Type Unit

Suburb Glen Waverley

Period - From 01/10/2021

to 31/12/2021

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	1/16 Vermont St GLEN WAVERLEY 3150	\$1,100,000	28/08/2021
2	1/15 Kwinana St GLEN WAVERLEY 3150	\$1,097,000	22/11/2021
3	1/15 Vermont St GLEN WAVERLEY 3150	\$1,041,888	08/12/2021

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:

24/02/2022 10:45

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

December quarter 2021: \$1,077,000



Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



1/16 Vermont St GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 28/08/2021

Property Type: Flat/Unit/Apartment (Res)



1/15 Kwinana St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,097,000

Method: Private Sale

Date: 22/11/2021

Property Type: Unit

Land Size: 303 sqm approx



1/15 Vermont St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,041,888

Method: Private Sale

Date: 08/12/2021

Property Type: Unit

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814